

MINUTES OF BOARD OF DIRECTORS MEETING

ON

9/4/2019 OF CANYON FERRY CROSSING HOMEOWNERS ASSOCIATION

A meeting of the board of directors was called to order at 1p.m. on 9/4/2019. Attending was directors Jim Ybarrondo, Mike Clouse and Rory McLeod. Also in attendance was Fran Hoven a member of the ARC committee and a homeowner.

The treasurer presented his treasurers report to all present and it was reviewed and accepted. The treasurer also reported that he had fired the bookkeeping service due to overbilling and inefficient service. He will review other options in the future, but for the time being will handle the bookkeeping himself.

A discussion ensued regarding the need for a balance sheet – given the tax position and practicalities of our organization, it was felt that a balance sheet is not necessary for our organization and a cash flow statement is far more informative to the members as it shows the actual income and expense on a line item basis for the year. A balance sheet shows what has happened though the history of the organization which in our opinion is not necessary and brought up more questions and confusion for the members, as was amply shown in this year's annual meeting. It was agreed to provide a cash flow statement but not a balance sheet at the annual meeting. Whether it will continue to be utilized will be up to the treasurer and if it is utilized will be available to the members on the web site.

Mike Clouse reported on the maintenance items. The major pending item is the corner of Lake Point drive at the entrance where the Russian olives bushes have obscured the area. Mike indicated that he had been in contact with a contractor to rectify the problem and it was in the works.

Thereafter a discussion ensued regarding construction of a "stairway" up the northern most side of the conservation easement to make it easier for members to utilize the area. It was agreed that this would be actively explored but given the timing and the remaining work to be done in the easement this would probably have to wait until the spring.

A director reported that a member had contacted him regarding construction of a bike rack at the entrances. While the board members agreed that it would be beneficial, after much discussion it was decided to study this further due to the significant possible legal liability issue. Anything the association constructs brings with it potential liability which the board has to take into

consideration. Therefore the board agreed to review the entrances in person and try to come to a solution that addresses all the issues. Given the topography and visibility issues at each entrance, the subject will be tabled until a resolution can be agreed upon.

Fran Hoven presented his report on the ongoing construction in the association and it was reviewed and approved.

Jim Ybarrondo then reported that he and Mike McFerrin had physically reviewed the work done in the conservation easement. The board felt that since Mike McFerrin's report was the start of the situation (and his expertise) on the fire safety situation that he should be contacted to review the remediation. After he and Jim physically reviewed the project Mr. McFerrin reported that he felt it was done correctly and that he would do nothing "different" and considered it a job well done. Since he was not involved in the work the board felt his review was essential and a non biased expert approval.

The work on the water source on the East side to the West side was reviewed and the board will continue to work to solve that particular situation.

Mike Clouse then announced his resignation from the board which the board accepted. The board will review the situation and present candidates to fill Mike's position as soon as is practical. In the meantime Rory graciously agreed to fill the maintenance position.

There being no other business the meeting adjourned. The next board meeting is set for 1/8/2020 at 1 p.m.



Jim Ybarrondo

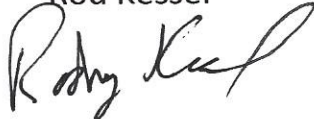


TJ Hull



Rory McLeod

Rod Kessel



Mike Clouse