

MINUTES OF ANNUAL MEETING OF MEMBERS  
OF  
CANYON FERRY OWNERS ASSOCIATION

The Annual Meeting of the Canyon Ferry Owners Association was called to order at 9:00 a.m. at the Tri-Lakes Fire Department on Saturday, August 3d 2019 by Jim Ybarondo, President of the Association. Board members present were Rory Mcleod, Mike Clouse, Rod Kessel and TJ Hull.

Tabulation of the sign in sheets and of the proxies demonstrated a quorum, with a combination of proxies and members in attendance. Proof of due notice of the meeting was filed and the meeting proceeded. A motion was made to dispense of reading of the minutes due to the amount of time involved. It was seconded and unanimously passed to accept the 2018 annual meeting minutes. A motion was made and carried to ratify the actions of the Board for the previous year.

A motion was made and seconded to unanimously vote to continue Jim Ybarondo, Rory Mcleod and Mike Clouse as Board Members.

**REPORTS:**

**President:** Jim Ybarondo presented CFOA accomplishments over the last year:

- Continued complete transparency, as promised, with open meetings and notes published on the CFOA website
- Settled Association loan – debt free for the first time in years
- Installed solar-powered lighting, saving \$4,200 per year in electrical costs
- Received \$44,800 federal fire mitigation and forest stand improvement grant to bring conservation easement into compliance with National standards for fuel load
- Completed work on conservation easement project
- Corrected and legally recorded four long-standing CC&R issues
- Moved the Association shed from the conservation easement to ensure compliance with the CC&R
- Installed parcel boxes at the entrance to allow large parcel delivery to owners
- Actively evaluating options to mitigate loss of water to west entrance -- horizontal boring to bring water from east entrance versus dry-scaping the entrances
- Employed a tax professional to help with accounting workload and provide an additional fiduciary control measure
- Actively pursued and received judgment against exceptionally delinquent owner – lot sale pending to recover legal costs

Mr. Ybarondo reported that the board meetings have been public and all minutes from the meeting have been posted on the CFOA website [www.cfcowners.com](http://www.cfcowners.com).

At this point an owner present for the meeting asked why some lights were not working. The board provided a more thorough explanation of the switch to solar lighting.

Another owner present stated that he was greatly concerned about the upcoming controlled burn of slash in the conservation easement. The board provided the attendees an explanation of control measure that Alpine Forestry

would employ to ensure a safe burn with minimal impact on air quality. The owner indicated that he would like his objections formally recorded in the minutes.

Jim Ybarondo explained the auction and purchase of Lot 9B. In short, the Association purchased Lot 9B at a Sheriff's Auction with the intent to sell the lot and recover legal expenses and back-dues associated with that lot and another CFC property owned by the same individual. An owner in-attendance raised the possibility of offering the lot for sale to CFC Owners to limit realtor fees and potentially maximize the return on the lot. Another owner in attendance stated his objection to not being informed of the date of the Sheriff's sale.

At this point another owner stated their objection to the possibility of dry scaping the entrances to CFC. The board explained that they were still examining the immediate and long-term costs associated with irrigating both entrances to CFC. It was explained that the board would also like to have irrigated entrances, but there was a limit to how much board is willing to pay for irrigation. This led to a more thorough explanation of the issues and potential costs associated with bringing water from the well near the north entrance under Highway 284 to provide water to the south entrance.

**Architectural Review Committee Report:**

Fran Hoven provided the following ARC Report, current as of August 2, 2019:

CFC Development Lot Population Summary			
Phase	# of Lots	Lots w/ Homes	Percentage
I	46	23	50.0%
II	22	7	31.8%
III	35	15	42.9%
IV	11	2	18.2%
V	19	0	0.0%
<b>Total</b>	<b>133</b>	<b>47</b>	<b>35.3%</b>

Mr. Hoven provided a summary of activity since the 2018 annual meeting. He briefed 4 new developments have been completed, 3 developments in-progress, 2 new development applications, 4 property improvements, 2 landscape deposits refunded and 6 landscape deposits being held.

**Financial Report:**

Rory McLeod, Treasurer, presented the Financial Report and balance sheet.

Income	
Architectural Review Fees	750.00
Dues - Other	63,600.00
Attorney Collection Fees	17,595.76
Late Fees and Charges Assessed	510.00
<b>Total Income</b>	<b>82,455.76</b>
Expense	
Insurance	2,576.00
Legal Fees	14,144.42
Administration	24.59
ARC Expenses	1,075.00
Weed Control	900.00
Landscape Maintenance	1,689.50

An owner asked what the legal fees were for. Rory and Jim explained that they were to recover delinquent association dues.

**Maintenance Committee:**

Mike Clouse presented the Maintenance Committee Report.

Mike explained that the Board's governing concept for road construction and repair was to prioritize those projects that benefited the most owners for the lowest cost. Road maintenance and repairs totaled 43,790.51 over the last year. Chip sealing (versus paving) a portion of CFC has not worked-out and has proven to be an ongoing maintenance problems. During this discussion, Jim explained the idea of economies of scale regarding paving in CFC – the CFCOA will not have enough money on hand to make additional paving cost effective until about 2021.

The maintenance committee provided an explanation of the ongoing weed spraying on association road edges and in the conservation easement.

Mike asked owners to trim trees and shrubs that are protruding into association roads and reminded owners of the requirement to control noxious weeds on their property. The board explained that owners can contact the Lewis and Clark County Weed Department (447-8372) to order insects that control leafy spurge and toadflax.

Regarding snow plowing, the maintenance committee discussed the exceptional service and responsiveness the association received this winter. The area experienced historical levels of snowfall this winter – especially in February 2019. The cost of snow removal for the winter of 2018/2019 was \$3,790.51. Quite often, CFC residents had much better snow plow responsiveness than many city residents in the area.

TJ provided an update on the fire mitigation work in the conservation easement. The CFCOA was awarded a USDA Natural Resources Conservation Service (NRCS) Conservation Program Grant totaling \$34,394.94 for fire break, forest stand improvement, tree and shrub pruning, woody residue treatment, brush management, habitat improvement and aesthetics improvement. Alpine Forestry completed the fire break work for a total cost of \$51,313. Once the slash piles in the conservation easement have properly cured and there is enough snow on the ground, Alpine will burn the slash and the CFCOA will receive the balance of the grant. The CFCOA needs to complete hand seeding following the burn for a potential reimbursement of \$492.00 and weed treatment for a potential reimbursement of \$1,120.00. An owner asked for signs at the entrances to limit off-road vehicles travelling through CFC. Jim explained that the streets are public and we are not able to limit traffic.

An owner asked to have stairs, or a safer way to walk on the conservation easement trail. The drop from Highway 284 down to the trail is very steep and difficult to negotiate. TJ agreed to put some log-ties or timbers on the steep part of the path.

**Old Business:**

The assembled owners voted to provide a \$2,000 donation to the Tri-Lakes Fire Department. The CFCOA has donated \$1,000 as an annual tradition to help ensure the readiness of this premier volunteer emergency response team. This is the first increase since the CFCOA started the donation in 2005.

**New Business:**

All new business was discussed previously in the meeting.

\_\_\_\_\_  
Jim Ybarondo, President

\_\_\_\_\_  
Rodney Kessel

\_\_\_\_\_  
Rod Kessel, 2<sup>nd</sup> Vice President

\_\_\_\_\_  
TJ Hull, Secretary

\_\_\_\_\_  
Mike Clouse, 1<sup>st</sup> Vice President

\_\_\_\_\_  
Rory McLeod, Treasurer