

MINUTES OF EXECUTIVE MEETING CONDUCTED MARCH 18, 2020
OF
CANYON FERRY CROSSING OWNERS ASSOCIATION

An Executive Meeting of the Board of the Canyon Ferry Owners Association (CFOA), was called to order at 1:00 P.M. at the Tri-Lakes Fire Department on March 18th, 2020 by Jim Ybarrondo, President of the Association. The following board members attended the meeting: Jim Ybarrondo, Rory McLeod, Rod Kessel Ryan Butler and T.J. Hull.

The board reviewed and accepted minutes from the last bi-monthly CFCOA meeting, conducted on December 20th 2019.

Treasurer Report

Rory McLeod reported that there are currently four owners that are over one year delinquent on their Association Dues. The total amount tin arears for delinquent dues is \$9,500.

The CFCOA currently has \$33,000 in the bank.

Jim spoke with a realtor regarding the vacant lot that the CFCOA currently owns. The Association will be able to sell the lot beginning mid-June. The Board discussed first offering the lot to homeowners when they send invitations to the CFCOA annual Meeting.

Maintenance Report

A motion was made and carried to install postal boxes at the entrances of Phases 4 and 5 at a cost of \$1,700 per box.

The board scheduled a meeting with a local landscape company at the entrances to the subdivision. The purpose of the meeting was to discuss possibilities and cost of dry-scaping the entrances to the subdivision.

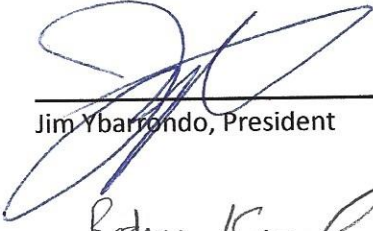
TJ Hull reported on the status of the conservation easement work. Alpine Forestry completed the burn on the slash piles and provided a final invoice of \$7,696.00. The Association submitted a payment request for the balance of the NRCS fire break grant and received \$22,475.00. There are three working issues with the conservation easement. The first is that we need to complete reseeding the easement in order to received the last \$492.00 of the grant. Reseeding will likely take place in phases this spring, timed with expected precipitation. The second working issue is that the trail is too steep to walk on where it crosses Highway 284 on the north side of the highway. TJ agreed to either install stairs or re-route the trail to mitigate the steep north-slope. The third working issue is weed spraying the conservation easement. The association has common areas sprayed annually for noxious weeds, but it will be especially important this year with the disturbed soil in the easement.

Architectural Review Committee (ARC) Report

The ARC provided a written report to the board dated March 18, 2020 and is at Enclosure 1 to these minutes.

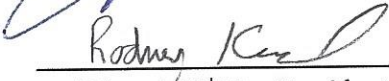
NEXT MEETING.

The next CFCOA meeting date is



Jim Ybarrondo, President

Vacant, 1st Vice President



Rod Kessel, 2nd Vice President

Rory McLeod, Treasurer



TJ Hull, Secretary

Architectural Review Committee Report to CFC Board May 13, 2020

Activity since 9-4-2019 HMO Board Meeting

New Developments Completions

Phase 1 Lot 3A Mike & Cassandra Schmit Construction Complete Nov. 2019

New Developments Progress

Phase 1 Lot 5 Mike Blackford Development Plans Approved 3/15/2021
 Phase 2 Lot 14A Kenny Martin Construction Started July 2019
 Phase 3 Lot 24B Bob & Sherry Adamson Construction Started August 2019
 Phase 3 Lot 34B Don & Isabelle Pollington Construction Started March 2019
 Phase 4 Lot 3C Rebecca Kampen Development Plans Approved 2/3/2020

New Development Applications

Phase 5 Lot 16 Ed Sherman & Kimberli Pipes Application Received 1/14/2020 (On Hold)
 Phase 5 Lot 17 Jeffery & Diane Herrick Application Received 4/21/2020 (Being Reviewed by Architect)

New Development Applications Expected

Phase 2 Lot 7A Tom & Laurie Tobol
 Phase 3 Lot 32B Shawn Murgel
 Phase 5 Lot 10 Kevin & Chantell VanDyke

Property Improvements

Phase 1 Lot 15 Bruce & Laura Westmiller Garden Fence - Started Sept. 2019
 Phase 2 Lot 16 Bruce & Laura Westmiller Additional Garage - Started 4/10/2020
 Phase 1 Lot 18 TJ & Michelle Hull Storage Shed & Dog Run Complete 10/2/2019
 Phase 2 Lot 17A Chuck & Lois Bratsky Dog Run, Fire Pit Complete - Garden Shed incomplete
 Phase 4 Lot 10C Dennis & Julie Arnst Ph 2 Garage Construction Started April 2019

Landscape Deposits Refunded

Phase 1 Lot 13A Mike & Kathy LaForge
 Phase 1 Lot 36 Gerry & Cindy Moats

Landscape Deposits Being Held (Awaiting Land Reclamation)

Phase 1 Lot 5 Mike Blackford
 Phase 1 Lot 27 Sandi Messinger
 Phase 2 Lot 14A Kenny Martin
 Phase 3 Lot 24B Bob & Sherry Adamson
 Phase 3 Lot 34B Don & Isabelle Pollington
 Phase 4 Lot 3C Rebecca Kampen
 Phase 5 Lot 16 Ed Sherman & Kimberli Pipes (on hold)
 Phase 5 Lot 17 Jeffery & Diane Herrick

CFC Development Lot Population Summary

Phase	# of Lots	Lots w/ Homes	Percentage	# Lots Owned by CFC LLC	Percentage
I	46	24	52.2%	0	0.0%
II	22	8	36.4%	0	0.0%
III	34	16	47.1%	0	0.0%
IV	11	2	18.2%	0	0.0%
V	19	0	0.0%	8	42.1%
Total	132	50	37.9%		