

MINUTES OF EXECUTIVE MEETING CONDUCTED MAY 13<sup>th</sup>, 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 5:30 P.M. at the Tri-County Fire Department on May 13<sup>th</sup>, 2020 Jim Ybarrondo, President of the Association. The following owners attended the meeting: Jim Ybarrondo, Rod Kessel, Ryan Butler and T.J. Hull. Rory McLeod was not present

The board reviewed and accepted minutes from the last CFOA meeting conducted on March 18<sup>th</sup>, 2020.

A Treasurer Report was not available to review during the meeting, but will be emailed to board members for review.

New mailboxes for Phase 4 and Phase 5 have arrived and the maintenance committee will start work on installation in the next few weeks.

The Architectural Review Committee reported two new development applications, both in Phase V.

The Board had an extensive discussion regarding the implications of the Rural Improvement District (RID) that is unique to Phase V. The most significant implication of the RID in Phase V is that Lewis Clark County rather than the CFOA is completely responsible for all roadway construction, maintenance and plowing in Phase V. The ARC agreed to continue to inform owners and potential owners that a RID is in place for Phase V.

The board had a short discussion regarding appeal of or disagreements with ARC decisions. It is unanimously agreed that the ARC does fantastic work and there are not any current issues or problems, but the board agreed that any project disapprovals need to inform the owner that they can appeal ARC decisions to the Board.

TJ Hull reported on the status of the work in the conservation easement. The entire grant has been executed and reimbursed with the exception of reseeding. While the reseeding of disturbed earth and burns were completed between April 15<sup>th</sup> and May 1<sup>st</sup>, 2020, the NRCS is waiting for some of the seeds to start to germinate before submitting for our final reimbursement of approximately \$460.00.

A board member brought up the appearance of some stressed trees in the conservation easement. Some were clearly caused by the burn of the slash piles, but many clearly are not. Jim agreed to contact an expert to look at the trees to give the board advice on the way forward.

The walking path on the easement has been improved where it crosses Highway 284. The board was initially going to install log ties as stairs, but the alternative of simply rerouting the path was much safer to walk on and much less expensive to install. The board encourages residents to get out and use the path, which is the best way to maintain it. For those that aren't aware the path starts on Lake Point Drive and terminates on the north end of the property where it provides access to USFS.

The board again discussed the amount and cost of damage being caused to CFOA roadways from contractors constructing new homes and improvements. The board unanimously agreed that the ARC

should video log the entrances to properties prior to the start of construction or improvement to ensure that we can hold them accountable for damage and repairs.

Between the March 18<sup>th</sup> Board Meeting and this meeting, board members met at the Waterdance Drive entrances to Canyon Ferry Crossing to discuss the two existing options for maintenance and irrigation of the entrances. In the past few years, the north entrance has been irrigated from a private well on the north side of the highway. The south entrance has been irrigated from a well that a homeowner on the south side of the highway graciously allowed the CFCOA to use. It became apparent last year that the CFCOA would not be able to continue the arrangement on the south side because (1) the physical arrangement was not sustainable, (2) the irrigation system encroaches on multiple private parcels and is in disrepair. The two available options were to either start work to bore an irrigation line under Highway 284 to provide water to both entrances or to shut-off water and dry-scape the entrance. The board examined the cost of the boring, the ongoing cost of irrigation, maintenance of the irrigation system, as well as the current appearance of the entrances. The board decided to turn off water to both entrances and contract for a professional landscaper to plant drought resistant plants and foliage. Until the roots are established, the CFCOA maintenance team will arrange with a laborer to periodically hand-water the plants.

An owner expressed concern regarding the placement of the culvert at the intersection of Waterdance and Lake Point. The concern is that the culvert is causing water to undercut the roadway and unnecessarily erode part of the owner's lot. The board agreed to altering the culvert to improve drainage.


The board is in the process of putting Lot 9B (owned by the CFCOA via tax sale) up for sale. The Board's intent is to offer the lot to CFCOA owners first via the annual association letter. Jim is working on several details to enable that process. The sale price must be in the best interest of the CFCOA and meet the fiduciary responsibilities of the Board.


Finally, the board agreed to cancel this years annual meeting due to the uncertainty regarding Covid 19. The board discussed several options ranging from getting a much larger venue for the meeting, conducting a Video Teleconference of the meeting and conducting the meeting by teleconference. The bottom-line is that we the board doesn't want to endanger anyone with a physical meeting and the cost and effort of VTC or teleconference isn't worth the return. Instead, the board send each owner several documents, including the annual letter and accomplishments as well as a proxy. As always, all CFCOA members have access to all meeting minutes on the CFCOA website and have contact information for every board member to ask questions or express concerns.


NEXT MEETING.


The board did not decide on a date for the next regularly scheduled meeting

  
Jimmy Barrendo, President

  
Ryan Butler

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

  
Rory McLeod, Treasurer

  
TJ Hull, Secretary