

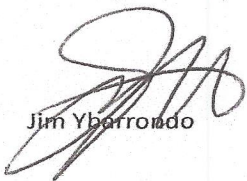
Minutes of the Board of Directors Meeting of Canyon Ferry

Homeowners Association 2/23/21

The Board of directors present, Jim Ybarrondo, Rory Mcleod, Rod Kessel, and Ryan Butler held a meeting on the above referenced date with the following actions:

The following business was discussed and **all items were unanimously approved:**

1. The board voted to approve the minutes of the last meeting.
2. The treasurer report was reviewed and approved. Only two homeowners are behind at this time (neither is now a significant amount) and it was decided to wait a little longer to see if the situation can be resolved. It was reported that we currently have approximately \$150,000 in the bank and that said funds will be used to pave roads in the subdivision. Our efforts over the last few years have resulted in our getting the association out of debt and in the current very liquid situation to allow moving forward with paving roads. We will use all reasonable efforts to get the paving accomplished this year.
3. Ryan reported that the post office had a problem with placement of the post office box on phase 4 (Sawmill Gulch) and he will meet with the post office in the future to rectify the situation. Moving the box at this time is not practicable given that the ground is frozen and the meeting is anticipated in the spring.
4. The paving of roads was further discussed. We have received one quote to pave and Rory and Ryan will move forward with attempting to get a current quote and a quote for additional roadways to the extent of our financials on hand without again going into debt. It remains our desire to pave the roads that benefit the most houses and are in the most need.
5. It was decided to continue not to reopen the board meeting to the members until the current Covid 19 issue is resolved.
6. Jim will review the situation regarding cutting and trimming trees in the subdivision given the approximate 20 years that has gone by and the resultant large increase in both tree density, but also tree size. This is for the purpose of allowing trimming and/or felling of trees given the fire concern.
7. Jim will review the position of secretary which was not filled at the annual meeting, due to a lack of quorum and a lack of required votes for the nominee. The current secretary has now resigned, and Jim will contact members the board has identified as possible replacements.
8. Rory excused himself from the meeting. A discussion then ensued regarding a mistake in the survey marking the property line at the time Rory was granted permission to build his shop. A new survey done by the owner of the adjoining property (in preparation for building) showed that the original survey incorrectly marked the property line and therefore the shop was built within the 20 foot setback. **It was unanimously agreed that a variance be granted Rory for the shop as built, which is within the 20 foot setback requirement.** This is in recognition of the fact that it was built with permission of the ARC committee, the survey lines were assumed correct at that time, the area in question is only the NE corner, and the universal recognition of the board, that there are many areas in the subdivision where the survey lines have been found to be incorrect. This is an individual variance (others have been granted for survey mistakes) – this variance cannot be used as the basis/justification for future variances. Any future variance request will be considered on its own merits. This passed unanimously by Jim, Rod, and Ryan.
9. Rory then rejoined the meeting and upon motion, the meeting adjourned.




Jim Ybarrondo



Rory McLeod



Rod Kessel



Ryan Butler