

Minutes of Board of Directors of CFHOA – May 18, 2021

Present at meeting; Jim Ybarrando, Rory McLeod, Rod Kessel, Ryan Butler, Lisa Smeaton. Fran Hovian present representing ARC Committee. Following actions and discussions were held.

Board approved minutes of prior meeting held on 2/23/2021.

Treasurer's Report reviewed and approved noting approximately \$47,000 was cash on hand and with roughly \$10,000 in outstanding dues at this time.

Maintenance Committee noted paving on Sawmill Gulch to commence and cost to HOA was \$131,000. Issue of contractors parking vehicles and work trucks on roads instead of parking on property under construction was leading to damage of HOA roads. Also corner rocks which are in place to protect culverts are being pushed into the corner culverts. Damage to roads due to construction is homeowner's responsibility.

Spraying of weeds on roadsides on hold as Committee has been unable to locate a company to perform this work within a reasonable cost for spraying.

Presentation of Resolution#7 concerning the removal of trees from homeowner's property presented by Jim as it appears this issue has been questioned by a few homeowners. Removal of trees must be approved by ARC Committee prior to cutting.

Discussion by Fran concerning the number of actual boxes versus number of homeowner lots. Fran to follow-up with postal service and submit updated list of homeowners to USPS. Additional postal boxes to be purchased and placed.

Discussion by Board of possible additional appointment to ARC Committee of Lori Young. Appointment to be delayed until home is built in association and occupied by Young.

Ryan led conversation concerning ongoing construction garbage and trash which is not being removed/collected on a daily basis to site dumpsters resulting in loose materials gathering on nearby homeowner's properties. Responsibility of homeowner to maintain a clean and neat appearance of construction site.

Annual meeting and proxy votes to be sent to homeowners prior to meeting date of 8/7/2021. Jim discussed COVID concerns and stated elections of a 2nd VP and Secretary are on agenda.

Jim Ybarrando

Rory McLeod

Rod Kessel

Ryan Butler