

Minutes of the 2025 Annual Meeting of the CFC Homeowners Association - 8/16/2025

The annual meeting was called to order at 9:06AM at the Tri Lakes Fire Station.

Present were officers Jim Ybarrondo, Rory McLeod, Rod Kessel, Ryan Butler and Lisa Smeaton. Mail and sign-in voting signatures signified a quorum was present by proxy or person.

The meeting was opened with the Pledge of Allegiance led by Rory. Motion was made to forego the reading of the 2024 HOA Meeting and motion passed.

Nominations for Rod Kessel and Lisa Smeaton to the CFC HOA Board as Directors was read. Motion made and passed as term is for two years.

Rory briefly reviewed the 2025 accomplishments which included winter snow plowing, spring weed spraying, annual ladies entrance clean-up, continued monitoring of HOA road conditions and other projects. Discussion of weed spraying in the Conservation Easements.

Rory reviewed the Treasurer's report in which various expenditures which included a new Quick Book program for the HOA books. See Financial report. Chip sealing and road conditions continue to be a major concern among the homeowners.

Lori Young, lead of ARC Committee, stated 5 homes were completed in the past year and 20 currently are going through review. Lot landscaping fees in the amount of \$32,000.00 are being held due to incompleting landscaping. Plans for 3 sheds/shops of existing homes are also in review. Discussion of lots with regards to the original placements of utility boxes and building envelopes.

Lori raised attention to the problem of weed control on all lots and reiterated weed control is the responsibility of the lot owner, with or without an existing home. Open discussion of ARC rules was held.

Jim continued to discuss the road issues noting that breaking chip seal cannot be repaired. He said lower Lake Point Road would be high on the consideration list for repaving and cost would exceed \$60,000.00 as current chip seal would need to be removed and road graded due to water runoff. Jim approved Tim Stavnes to cut and stack burned wood on sides of major roads as it is to be removed. Clarence Shockley to help.

Ryan reviewed fire mitigation and members are responsible for own lots. Motion for annual \$2000.00 donation to the Tri Lakes Fire Department was passed.

Motion to adjourn and passed. Meeting closed at 10:30AM.



Jim Ybarrondo



Rory McLeod



Rod Kessel



Ryan Butler



Lisa Smeaton