

Minutes of the 2026 Annual Meeting of CFC Homeowners Association – 8/8/2026

The annual meeting was called to order at 9:03 a.m. at the Tri-Lakes Fire Station. Directors Butler, Kessel, Eastman, Smeaton, Young, and Stavnes were present. Director Tobol was absent with notice.

Quorum was established through mail-in ballots, proxy submissions, and in-person voting signatures.

The meeting opened with the Pledge of Allegiance, led by Ryan Butler. A motion was made to waive the reading of the 2025 HOA annual meeting minutes, and the motion carried.

Ryan Butler formally opened the meeting by introducing the Board and announcing that five director positions were open for two-year terms. He expressed appreciation to the members who refreshed the entrances to the Crossings and recognized Board members Jim Ybarrondo and Rory McLeod for their many years of leadership and service to the HOA. Mr. Butler then reviewed the agenda, stated that the meeting would be conducted in accordance with Robert's Rules of Order, and introduced a special presentation by County Noxious Weed Supervisor Christian Leonard.

Mr. Lenhert provided information regarding noxious weeds and distributed informational brochures.

Mr. Butler reported the following accomplishments: two new director seats were filled, and HOA weed spraying was completed throughout the subdivision.

Mr. Eastman presented the financial report and noted that the HOA had received its largest payment to date from a prior lien. The financial report is available at cfcowners.com.

ARC Young reported a new build application approved, three builds still in progress, eighty-eight homes completed, or 67.7% homes built. Seven landscaping deposits returned.

Public Comments included road sign replacement for damaged or missing signs.

Maintenance report: Discussion for paving of Lake Point Road in spring of 2027. Lowest was Cap Paving to cost 105-110K.

Gave donation to Tri County Fire Dept. for \$2000. Nathan Bartow accepted the check and answered public comment questions.

Motion to adjourn at 9:55 am.

Rodney Kessel Ryan Butler Lisa Smeaton Treavor Eastman Lori Young Tim Stavnes