

**CANYON ESTATES
PROPERTY OWNERS ASSOCIATION
Annual Meeting
18 May 2018
Crystal Inn Brigham City**

President Henry Thompson called the Meeting to order at 19:10. He welcomed everyone, thanked them for their attendance, and reminded them to sign the meeting roster. He then invited everyone to introduce themselves to the group and for the record. Those in attendance included:

Teresa Crockett & Tony Spehar
Henry & Kathy Thompson
Brent & Georgiann Parkin
Tom & A. Kaye Winegar
Rod & Jill Koford
Lance & Lily Bunker
Nolan & Lynda Karras
John & Laurie Smith
David & Kimberly Anderson
Wayne & Madeline Barlow
Evan Love
Barb Trask

Thompson had voting proxies from Ed Taylor and Marsha Naegle; Crockett had Jim McKinnis proxy, and Winegar had Robert Rousch's proxy.

Minutes: Thompson stated that the minutes from the 2017 Annual Meeting had been included in the Meeting Announcement Package sent out to the members, and that an additional copy was available on the table if anyone needed it. He then called for a motion to approve the 2017 minutes.

Tom Winegar moved to approve the minutes; motion was seconded by Nolan Karras. Thomson asked if there were any changes or comments regarding the minutes. Seeing none, he called for a vote and the minutes were approved unanimously.

Road Maintenance: Brent Parkin led a discussion on road maintenance, stating that the board was committed to maintaining the Upper Canyon Estates Roads, which would include a Magnesium Chloride (MAG) application on Tuesday 05 June. Apparently, the County is not planning to MAG its road this year, so we will expand our coverage slightly to include a part of the county road—from just below Evan Love's house to just past Brent Parkin's house.

We will ask Rick Thomas to fill in the low spot just below the planter at the gate, and to bring some more road base in front of the planter at the pump house, when he comes to MAG the roads.

The dumpster will remain at the pump house until next winter, when the county will move it back to the bottom of the hill.

Wayne Barlow said that after he took the jarring ride up Fish Haven Canyon Road on the evening of Sunday 29 April, he wanted to lodge a complaint with Bear Lake County for their woeful lack of maintenance. He went onto the Bear Lake County website looking for “Road Department” or “Road Maintenance” but found neither. There was no place on the site to “Contact Us,” so he went onto the Idaho Department of Transportation (IDT) website and lodged his complaint at comments@itd.idaho.gov .

Barlow received a response the following day from IDT’s Adam Rush, who provided the email address for Cindy Garner, Bear Lake County Clerk, i.e., cgarner@bearlakecounty.id.gov , Tel. (208) 945-2212, Ext. 5. Although not stated, Barlow is certain that Mr. Rush also forwarded his complaint on to Bear Lake County, because within a few days a grader was spreading a new layer of gravel onto Fish Haven Canyon Road up to the intersection of Canyon Estates Drive (but not onto the bottom of the Drive, which was still badly pot-holed).

Unfortunately, the new gravel was not compacted. When heavy rain fell just before the Mother’s Day weekend, the road became a soupy, muddy mess. Notwithstanding, Barlow believes his complaint at least prompted some action on the part of Bear Lake County. He urged all of the owners to register their own complaints directly with the county (not necessarily through IDT), because that is how government should work in a democracy. As a member of the Utah Transportation Commission, Barlow knows from personal experience that citizen complaints are taken seriously.

There was a lively discussion of youngsters (and perhaps some adults) using the roads as racetracks, and particularly, kids on 4-wheelers tearing up the roads cutting “donuts,” and trespassing. Evan Love proposed that he would consider posting a sign on his door or someplace where his grandkids would be sure to see it, saying, “These are the rules of Canyon Estates . . . Be sure to respect them!”

Some owners have over-reacted to the problem of kids on 4-wheelers. Foul language and aggressive behavior is never appropriate and does not help resolve the problems.

Lance Bunker stated that for the most part, the “offenders” are our own kids, not outsiders, and that we, as parents, have the responsibility of teaching them proper behavior. Parkin suggested that the Association could draft some wording, such as suggested by Love, and send it out to the owners to post in their own homes. This elicited a positive response.

Parkin referenced the following restrictions and/or obligations included in the CC&Rs:

Dogs, cats, and horses are allowed, with a maximum of 5 animals per lot;
No rubbish or unsightly debris (he doesn’t think we’ve had any problems with this);
Owners are obliged to keep their weeds under control:

- ◆ All fences have to be approved by the Architectural Committee;
- ◆ Only 40% of the property can be altered from its natural habitat, whatever that might be;
- ◆ A maximum of 1/10 acre can be irrigated on any one lot;
- ◆ Each owner must plant a minimum of 10 Idaho native trees;
- ◆ Each owner, as part of their landscaping, will provide a fire-break around their home;

◆ Flood control (berms, channels, etc.) are the responsibility of the owner:

A member asked if we could buy the trees in Utah and plant them in Idaho. “Good question,” Thompson responded, “don’t think it matters where you buy them as long as they are trees that would be naturally found in the area, we are not going to ask where you purchased them.”

Parkin continued with, “Please be good neighbors—constantly barking dogs and loud music can be annoying.” Also, owners should refrain from leaving outside lights on overnight—outside night lights are pretty in Brigham City, but not pretty at Bear Lake. Our owners prefer dark skies. Thompson added, this does not apply to inside lights, nor does it mean you can’t use your outside lights for nighttime activities or to welcome late arrivals, but *turn them off around midnight*. He also remarked that motion sensors are a great idea where outside lights are concerned.

One of the owners (?) complained about winter snow plowing leaving a berm in front of his driveway, and asked if anything could be done about it. Thompson answered, “Sorry, but no—that’s just one of the things we all have to deal with in winter.” He added that Whitaker has been good to help neighbors clear snow from their driveways. If interested you could get in touch with him directly.

The Association will be sending out a “Rule Reminder” now that summer is approaching. It will include the prohibition of open fires and fireworks anywhere in Canyon Estates. Thompson observed that our fire protection is not the best, and wild fires will be extremely threatening to Canyon Estates homes. A question was raised as to whether the Fire Department had the gate code, to which the answer was, “Yes, together with the Sheriff and Police Departments.” This was followed by further discussion of gate code possibilities, together with reasons why the gate might malfunction and to how to reset it when it does.

Drinking Water Report: Teresa Crockett pointed out that the Idaho Department of Environmental Quality (IDEQ) requires an annual report stating whether or not a culinary water system meets the mandated health standards. There was a copy of our Water Report on the table for members to look at, and she offered to email or mail a copy of the Report at the request of any owner. She said we check for coliform levels each month, and although we missed June of last year, the levels in every month before and after June were below the minimum acceptable levels, so our system furnished excellent quality water throughout 2017.

She went on to say we had changed our Water System Operator to get more consistent and reliable laboratory testing and monitoring. They test for nitrates once a year, as well as for lead and copper. Those results were all good.

Crockett pointed out that with the current system, we are experiencing water shortages in mid-summer when the greatest number of folks are in residence, watering lawns and landscaping. She urged everyone to practice water conservancy in the peak of summer, and to promptly repair any leaks.

Proposed 2018 Budget & Annual Assessment: Crockett noted that the proposed budget spreadsheet was sent out along with the Meeting Notice. She invited questions or comments, and pointed out that the Maintenance Item will be increased from \$500.00 to \$1,700.00 to allow for exterior maintenance on the pump house. Also, this year we will do some landscaping work in the planters and weed control along the roads.

The current account balance of \$39,689.52 includes money set-aside for getting well #3 on line. We are tentatively projecting the cost at \$32,500, but that may turn out to be low, and therefore we may have to make a special assessment. We will address that issue after we get a better handle on the cost.

Water System: There was a discussion as to whether or not we know where the water line is located along Canyon Point Way. Thompson reported that Rocky Mountain Engineering does not know. Winegar said he was pretty sure the water line was along the south side of the road. Responding to a question, Thompson said was certain that the Reserve did not touch the water line when they extended Canyon Point Way to Cemetery Road.

Thompson related that the first proposal to come back from Rocky Mountain Engineering was a “monstrosity,” requiring a six-inch down tube with a 60 HP pump at the bottom, having a capacity of 350 GPM. This didn’t make a lot of sense, so he had a long, somewhat difficult, conversation with the project engineer, who finally seemed to realize what he had proposed was gross overkill. The engineer then came back with a second proposal, dropping to a four-inch down tube and a 200-250 GPM pump.

Thompson went on to say that we should build the system to eventually accommodate a capacity of 200-250 GPM at build-out. However, at this time we only need a capacity sufficient for our current and near-future needs. Any pump we install now will be worn out long before we reach build-out. He added that Kent Glenn said that a three-inch down tube will be sufficient for now.

Rocky Mountain Engineering has assumed that a 700 foot head is needed to push the water up to the reservoir, but Thompson thinks it is more like 600 feet, i.e., roughly 230 feet from the tank down to the well head, then 350 feet down to the water level in the well. The pump doesn’t need to be very much deeper, since the well didn’t draw down after eight hours at 240 GPM when it was tested by Kent Glenn.

Thompson will continue to explore the issue with Rocky Mountain Engineering, Kent Glenn, or any other knowledgeable individuals until he feels we have arrived at the most cost-effective plan for connecting Well #3. He believes that all of the homes that have been built on the point have Pressure Relief Valves (PRVs) installed where the line goes into the house. Due to the head, the quiescent pressure in the water line at the Pointe is between 90 to 110 psi. The undeveloped lots when developed will have up to 140 psi. Any new homes on the Pointe or lower, will be required to have PRVs.

With regard to the current system, Love suggested it would be prudent to buy a replacement pump for well #1, in case the existing pump were to burn out on a weekend this summer, as has happened in the past. Prompted by Thompson, he made a motion to that effect, and the motion

was seconded by Winegar. Without further discussion, Thompson called for a vote and the motion passed.

Thompson stated that the gate code will be changed on 01 June. The new code, suggested by Parkin, will be *SAGE, or *7243.

Michael Forrest has asked to be released from the Board on account of his increasing out-of-state business. Thompson opined that the Board could probably function with just the remaining four members, but that he was opening the floor to nominations in case any of the other members were willing to serve on the Board.

Love commented that it has always been good to have Board members who possess valuable skills or experience that can be helpful in conducting Association business.

Laurie Smith nominated her husband, John, to a seat on the Board. Picking up on that, Love said he would make the nomination of Smith. Love's nomination was seconded by Gary Anderson. Thompson called for a vote, and Smith was confirmed unanimously.

There was a brief discussion regarding the three lots for sale just East of the Pointe that are not part of Canyon Estates. These lots, if developed, will have to secure water by their own means. If they approached CEPOA for water we would have to seek approval from a majority as well as apply for extra water from IDEQ.

Thompson reminded the attendees that 2018 dues will be \$650 for lots above the gate, and \$500 for lots outside of the gate. Checks should be made out to "CEPOA" and mailed to CEPOA % Teresa Crockett at 3645 Bountiful Blvd, Bountiful, UT 84010 by 01 July 2018.

Thompson adjourned the meeting at 20:27.

Wayne K. Barlow, Secretary