

CEPOA BOARD MEETING  
Crystal Inn Brigham City  
18 May 2018

Attending: President Henry Thompson, Teresa Crockett, Brent Parkin, Wayne Barlow

President Thompson provided a written agenda for the meeting and called the meeting to order at approximately 18:25.

The first item was the approval of the 2017 Board Meeting Minutes. Crockett moved to approve the minutes as written. Thompson seconded the motion and called for a vote. The minutes were approved unanimously without further discussion.

Crockett presented a summary of the Association's finances, and stated that the books had also been reviewed by a CPA. She presented a CEPOA Budget spreadsheet that showed an account balance of \$39, 689.52, as of 30 April 2018. She identified owners who were delinquent in dues payments, mentioned that two pending construction deposits were applied to annual dues at the request of the owners, and identified current accounts payable.

She stated that the Water Report shows that our water quality is still excellent, and mentioned that we had a new contractor who is sampling our water each month, as required by the Idaho Department of Environmental Quality. A full copy of the Report is available for anyone to review at the meeting, and she will email or mail a copy at the request of any owner. She is personally monitoring our water usage, in case we should encounter any problems in the upcoming summer months. She mentioned that we need to remind owners to repair any leaks and be conservative in their water use during the peak months.

There was a discussion of water leaks at the planters and a low spot that collects water just below the planter at the gate. Crocket said we need to ask Rick Thomas to fill in the low spot and add some road base to the area in front of the planter at the pump house when he comes to MAG the road. Thompson stated that he will be re-installing the water timers on the hydrants at the planters, but that some of the piping may be in need of repairs, and we need to find someone who will do that. Crockett opined that the repairs could probably be covered by the \$500.00 budgeted for maintenance, but that she needed to add an additional \$1,200.00 to the maintenance budget to cover exterior maintenance on the pump house needed this year.

Parkin gave a review of road maintenance topics, including plans to apply Magnesium Chloride (MAG) to the upper roads on 05 June, with a possibility of including Canyon Estates Drive and Canyon Point Way from just below Evan Love's house to just beyond Parkin's house. This latter portion is dependent upon whether Bear Lake County plans to MAG the road this year—indications are that they will not do so.

Additional points of discussion included:

Reviewing the CC&Rs regarding road usage, and the problem of young people on 4-Wheelers speeding and tearing up the roads.

Thompson reviewed progress on Well #3 Engineering, explaining that the first design proposals he had received were costly and unrealistic in view of current build out and community needs. He believes that a much smaller and more economical pump capacity would be sufficient for the initial installation, albeit with a system connection that is adequate for subsequent upgrading to a larger capacity pump, according to need. He also speculated that a special assessment might be needed when the final costs have been more succinctly determined.

Planter Maintenance, i.e., watering and weeding. The names of area companies who can ostensibly provide such services were mentioned.

With Mike Forrest leaving the board, we are down to four. Thompson opined that we can probably get along with just four, in case no nominations are made during the ensuing meeting, but it's always nice to have an odd number, in case of a tie vote. Notwithstanding, he thinks the Board should always be unanimous in its decisions.

The 20-acre parcel belonging to Perkes does not provide any revenue to the Association. Different possibilities for changing this so that the property would pay an equitable sum were discussed, although no conclusion was reached.

It was agreed that the Gate Code would be changed on 01 June 2018. The new code, suggested by Parkin, will be \*SAGE, or \*7243.

Note on the agenda but did not discuss items: Amending the CC&Rs re the Architectural Control Committee to, "may include members of the Management Committee," and to assign an ACC chairperson, not to be the President of the Management Committee.

There is a \$500.00 construction escrow in place for rubbish and trash clean-up during construction. It was proposed to add another escrow for landscaping, and possibly a Water Hookup Fee modification on undeveloped lots to help defray the cost we will incur in bringing Well #3 on line.

The meeting was adjourned by President Thompson at 19:00.

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Wayne K. Barlow, Secretary