



## CANYON ESTATES PROPERTY OWNERS ASSOCIATION, INC.

April 30, 2017

Dear Canyon Estates Property Owners

### RE: Annual Meeting & Invoice for Annual Dues

It's time again to meet as property owners and discuss on-going management of Canyon Estates. As noted in my save-the-date email on April 14, we will be holding our annual property owners meeting

- When: **Friday May 5, 2017 at 7:00 pm**
- Where: **Crystal Inn at 480 Westland Dr., Brigham City, Utah.**

The agenda for the meeting is attached along with supporting materials including the proposed budget and proxy ballot for the two board member positions that are up this year. The draft minutes from our meeting last year are also enclosed as we will be voting to approve these at the start of the meeting.

The annual dues will be the same as last years. The annual dues for 2017 have been set at \$500.00 per lot for all lot owners below the gate and \$600.00 per lot for all lot owners above the gate.

This letter serves as your invoice. Please make your payment by July 1, 2017 and submit it as shown below. Late payments, those after July 1, 2017, will be assess a late fee of \$100.00 and may result in a property lien and interrupted water service. Make the check payable to CEPOA and send it to:

CEPOA c/o Teresa Crockett  
3645 Bountiful Blvd  
Bountiful, UT 84010

| Property Owners                       | Amount Due Per Lot |
|---------------------------------------|--------------------|
| The Pointe & Lower Canyon Estates     | \$500              |
| Upper Canyon Estates (above the gate) | \$600              |

Additionally, we are required to provide a report each year on the quality of our drinking water. It is attached for your information; no action on your part is needed. You will see that we met all water quality standards for samples tested.

I hope to see you at the meeting. If you have any questions, I can be reached at 435-230-0952.

Respectfully,

Henry Z. Thompson  
President



## **Canyon Estates Property Owners Association**

Annual Meeting Agenda

7:00 pm May 5, 2017

Crystal Inn

480 Westland Dr. Brigham City

|  |                                     |
|--|-------------------------------------|
| Welcome / Introductions  | Henry Thompson                      |
| Minutes of 2016 Meeting  | Henry Thompson                      |
| Road Maintenance   | Mike Forest                         |
| Above gate – grading, mag chloride   |                                     |
| Below gate – county maintenance  |                                     |
| Drinking Water Report  | Teresa Crockett                     |
| Water system:  | Mike Forest                         |
| Water system maintenance   |                                     |
| Wells 1 and 2  |                                     |
| Well at The Pointe – put on line   |                                     |
| Proposed 2017 Budget & Annual Assessment   | Teresa Crockett /<br>Henry Thompson |
| Proposed annual assessment above gate  | \$600.00                            |
| Proposed annual assessment below gate  | \$500.00                            |
| Other Issues   |                                     |
| Any other issues   |                                     |
| Elections for two new Board Members – Henry Thompson and Tom Winegar time is up. |                                     |
| Henry Thompson is willing to continue on if elected. Tom Winegar has served      |                                     |
| several years and is not seeking to run again.                                   |                                     |
| Any interested individuals may be nominated and voted on.                        |                                     |
| Adjournment  |                                     |