



Canyon Estates Property Owners Association

Annual Meeting Agenda

June 4, 2020 7:00 pm

Zoom Meeting

Join Zoom Meeting - Click the link below

<https://weber.zoom.us/j/94384288662?pwd=WnpnYTlnMSt0cFg5U0dEYmZValNwdz09>

Meeting ID: 943 8428 8662

Password: 263004

Welcome / Introductions

Henry Thompson

We have a new CEPOA website that will include all information including budget, water report, gate code, meeting minutes for your use. Please log in and do a little test drive to be familiar with its content.

New CEPOA Website address: **canyonstatespoa.org**
Property Owners Password **CEPOA2020***

Minutes of 2019 Meeting

Henry Thompson

Road Maintenance

Brent Parkin

Above gate – grading, mag chloride July 7, 2020

Below gate – county maintenance completed

Planter Maintenance

John Smith

How much additional planting would you like to see beside the trees that are well established

Drinking Water Report

Teresa Crockett

Water system has met all water quality standards

Water system:

Henry Thompson

Well at The Pointe – We will be connecting to main water system and building the new pump house.

Proposed 2020 Budget & Annual Assessment

Jessica Whitaker

Invoices have been sent out and are due by July 1, 2020

Late payments after 30 days past due will be charged a late fee of \$100.00 as per Sec. 6.06 of the CC&R's

Annual assessment above gate

\$700.00 per lot

Annual assessment for "The Pointe" and below gate

\$500.00 per lot

Special assessment \$1,000.00 is due by Sept. 1, 2020 for those owners that did not pay in full last year

Payable to CEPOA

1055 Canyon Estate Drive

Fish Haven, Idaho 83287

Other Issues

Changing gate code *RAIN *7246 July 1 Clickers 12678 off 345 on

Any other issues

Elections for two new Board Members – Brent Parkin and Henry Thompson time is up.

Brent has served diligently these past three years and is willing to stay on the board if elected.

Henry has asked not to continue another term.

Will Naegle has been nominated and his name will be presented to CEPOA members

Any interested individuals may be nominated and voted on.

If there are other nominees to the board desired please let a member of the board know by email or telephone **before June 3, 2020** so we may include those names on the proxy ballot.

A Proxy Ballot has been included in this attachment for your use and can be emailed or texted as noted, or if you are attending thru ZOOM we will vote by thumb up or down.

Brent will explain this method.

Adjournment

Dear Canyon Estates Property Owners,

Your 2019 annual water quality report is now available and we are pleased to report that our drinking water met all drinking water standards for 2019.

In 2019, Canyon Estates detected 6 contaminants in the drinking water. However, these contaminants were all below allowable levels and no violations were reported. Please go to https://canyonstates.files.wordpress.com/2020/06/drinking_water_ccr_2019.pdf (password CEPOA2020*) to view the 2019 annual water quality report and learn more about your drinking water. This report contains information about the source and quality of our drinking water. If you would like a paper copy of the 2019 annual drinking water report mailed to you, please call board member Teresa Crockett at 801-643-2494 or email canyonstatespoa.board@gmail.com. You may also view previous year's reports at <https://canyonstatespoa.org>.

Regards,
The CEPOA Board

| Canyon Estates Property Owners 2020 Budget | | | |
|---|-----------|-------------|-------------|
| | | 2019 Actual | 2020 Budget |
| Income | | | |
| Owner Payments | | | |
| Connection Fees | 1,500.00 | | |
| Late Fees | 0.00 | | |
| Pointe/Lower CE Annual Fees | 9,000.00 | | 7,500.00 |
| Special Water Assessment | 42,200.00 | | 49,000.00 |
| Transfer Fees | 250.00 | | |
| Upper CE Annual Fees | 14,000.00 | | 17,600.00 |
| Upper CE Road Maint | 5,600.00 | | 6,800.00 |
| Owner Payments - Other | 140.00 | | |
| Total Owner Payments | 72,690.00 | | 80,900.00 |
| Total Income | 72,690.00 | | 80,900.00 |
| Expense | | | |
| Annual Owner Meeting | 55.94 | | 0.00 |
| Insurance Expense | 1,694.64 | | 2,700.00 |
| Office Supplies | | | |
| Postage and Delivery | 11.00 | | 20.00 |
| Website | 0.00 | | 150.00 |
| Office Supplies - Other | 40.99 | | 150.00 |
| Total Office Supplies | 51.99 | | 320.00 |
| Professional Fees | | | |
| Legal Fees | 0.00 | | 1,500.00 |
| Tax Preperation | 260.00 | | 300.00 |
| Total Professional Fees | 260.00 | | 1,800.00 |
| Repairs and Maintenance | | | |
| Gate Maintenance and Repairs | 291.54 | | 500.00 |
| Landscaping and Groundskeeping | 0.00 | | 700.00 |
| Road Maintenance and Repairs | | | |
| Upper Road Maintenance | 4,901.09 | | 6,500.00 |
| Total Road Maintenance and Repairs | 4,901.09 | | 6,500.00 |
| Water System Management | | | |
| Routine Water Monitoring | 0.00 | | 3,500.00 |
| Well #3 Construction | 11,580.00 | | |
| Water System Management - Other | 11,336.74 | | 2,500.00 |
| Total Water System Management | 22,916.74 | | 6,000.00 |
| Total Repairs and Maintenance | 28,109.37 | | 13,700.00 |
| Utilities | 3,911.15 | | 5,500.00 |
| Total Expense | 34,083.09 | | 24,020.00 |
| Net Income | 38,606.91 | | 56,880.00 |
| ACCOUNT BALANCE as of May 20, 2020 | | \$99,608.77 | |
| OUTSTANDING | | | |
| Dues & Fees | | \$3,150.00 | |
| Special Water Assessments | | \$2,000.00 | |
| Construction Deposits | | \$1,000.00 | |

**CANYON ESTATES PROPERTY OWNERS ASSOCIATION
ANNUAL MEETING – June 4, 2020**

GRANT OF PROXY/BALLOT

The undersigned shareholder of record of Canyon Estates Property Owners Association, Inc. hereby appoints any Board member, or the person named in the blank _____ as proxy of the undersigned, with the powers the undersigned would possess if personally present, and with full power of substitution to vote the shareholder's interest held in the Corporation at the Annual Meeting scheduled to be held on the 4th day of June 2020 and any adjournment or postponement thereof.

The undersigned hereby waive notice of all meetings at which the aforesaid proxy is exercised.

Date: _____

Signature

Lot _____ Ph _____

BALLOT FOR BOARD MEMBER

Write in the name of the individual you vote for: Two members will be elected to serve a three-year term on the board. The names receiving the most votes will be elected.

1. Brent Parkin
2. Will Naegle
- 3.
- 4.

E-mail to: canyonstatespoa.board@gmail.com or j_hthompson@msn.com

Text to: Henry Thompson 435.230.0952

Fax to: Henry Thompson 435.257.2002

Zoom voting thumbs up or down. Brent Parkin will explain