

CANYON ESTATES

PROPERTY OWNERS ASSOCIATION - MINUTES

Annual Meeting Agenda May 19, 2021 7:00 pm Zoom Meeting - Meeting is being recorded and started at 7:00 pm

Attending, Brent Parkin, Will Naegle, Jessica Whitaker, Tom & Kay Winegar, Nolan Karras, Teresa Crockett, Steven Holmes, Brent Seegmiller, Barb Trask, Mike Seawright, Jim McKinnis, Mark & Lisa Scadden, John Hawkins, Bruce Rigby, Scott Campbell, Sue McKinnis, Gary Anderson, Mike Wright, Evan Love, Brad McSpadden, Rod Koford, Hillary & Ken Ong, Henry Thompson, John and Laurie Smith

- Welcome / Introductions (Will Naegle) all were welcome and the meeting began at 7:00 pm
- The CEPOA website includes all information including budget, water report, gate code, and meeting minutes for your use. Please log in and look for the content. New CEPOA Website address: canyonstatespoa.org Property Owners Password CEPOA2020*
- Minutes of 2020 Meeting Jim McKinnis made a motion to approve, Tom Winegar seconded.
- Road Maintenance (Will Naegle, Brent Parkin) Above gate – grading, mag chloride Below gate – county maintenance
- CC&R Review and changes (Will Naegle) , Changes to materials on buildings, vote will be taken from the owners in a few weeks,
- Barb Trask discussed that when building must supply temporary restroom for construction. Builders should have contractors temp restroom for workers.
- Add Canyon Estates email to their email so that the email does not hit the spam.
- Drinking Water Report Water tests have been good and water is safe to drink Water system: Teresa Crockett, Water usage was 10 million gallons in 2020. Watch for leaks.
- Planting trees will take considerable water. Meters will be installed in the future. Survey of who has meters and then schedule a group installation.
- Well at The Pointe – put on line (, Will Naegle), the hot tap has been made and connected to the pipe in the road, footings and thrust blocks to be installed. Planning to complete this on budget. Scadden, Smith and other neighbors to approve the design and color.
- Proposed 2021 Budget & Annual Assessment (Jessica Whitaker) Invoices have been sent out and are due by July 1, 2021 Late payments after July 1, 2021 will assessed a late fee of \$100.00 Annual assessment above gate \$700.00 per lot Annual assessment for “The Pointe” and below gate \$500.00 per lot Special assessment for well #3 completed in September 2020 Payable to CEPOA 1055 Canyon Estate Drive Fish Haven, Idaho 83287
- Other Issues Changing gate code *BLUE *2583 July 1 Clickers 12678 off 345 on
- Trash dumpster is being replaced with individual cans. The pickup is Tuesday. Discussion that a dumpster will be placed at the Canyon Estates entrance during the winter. Looking at options on the dumpster placement. Rod Koford suggested possibly placing a camera at the dumpster to deter abuse. John Smith recommended that the dumpster site be located where the gate is to the Reserve. John Hawkins volunteered the spot on his property that had previously been used. There was strong opposition to individual cans by many homeowners.
- Need signs on the north gate and warning signs about the gate ahead.
- Any other issues Elections for two new Board Members – Teresa Crockett’s and John Smith’s time is up. Teresa has served diligently these past six years and is willing to stay on the board if elected. She is willing to give others an opportunity to serve. John has served diligently these past three years, is willing to stay on the board if

re-elected, and is willing to step down if others want to serve. Will Naegle will continue as board president for another year. 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 May 17, 2021 so we may include those names on the proxy ballot.

- Elections of board members - John Smith and Steven Holmes elected, Mark Scadden will help with special projects. It was a unanimous vote. Teresa will help Steven transition the water management to whomever will be taking on that role.
- There was discussion on the lots in the BL Reserve Holdings with seven lots. Fence on the south side needs to be removed (replaced?)
- Adjournment at 8:15 pm voted and approved