

CANYON ESTATES

PROPERTY OWNERS ASSOCIATION - MINUTES

Annual Meeting Agenda June 1, 2022 7:00 pm Zoom Meeting - Meeting was recorded and started at 7:04 pm Minutes prepared by Brent Parkin, board secretary

Attending, Brent Parkin, Will Naegle, Dustin & Joni Nielsen, Mark & Lisa Scadden, John Hawkins, Travis Christiansen, Tony Spehar, Scott Campbell, Barb & Tim Trask, John Smith, Craig Hokansen, Evan Love, Tom Winegar, Bruce Rigby, Jim Mckinnis, Nate Wheatly, Gennette Biddulph, Randy & Carolyn Boyd, Mike Groat, Gary Anderson, Rod Koford

- Welcome / Introductions (Will Naegle) all were welcome and the meeting began at 7:04 pm
- The CEPOA website includes all information including budget, water report, gate code, plot map 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 2021 were approved as submitted with no corrections
- Road Maintenance (Tony Spehar) Above gate – grading, mag chloride was done May 19-20 with some grading. Below gate – county maintenance was done last year and not sure if they will do it this year. May need to add more road base next year, but this year the road base was in good condition.
- CC&R Review and changes (Will Naegle) , No changes are proposed at this time and the board is acting as the architectural review committee and it is projected that no changes are needed at this time. Metal roofs were discussed that previously the coating was not durable and after a number of years the coating would wear off and the roof would become reflective. New metal roof coatings are more durable. No decision was reached on metal roofs.
- Trash dumpster issues. Make sure that if the dumpsters are full that you take the trash home or to The Reserve dumpsters if you have a membership, but do not stack when overflowing or on the ground. Both dumpsters will be placed at the top near The Reserve gate this summer.
- All dogs must be on leash and should not run loose, and owners are responsible for their dogs if they are off leash and cause harm to others.
- Drinking Water Report Water tests have been good and water is safe to drink Water system: Tony Spehar noted that all owners receive the water report and the report will be posted on the CEPOA website with all past water reports. Notice will be sent to all owners to conserve water and to not irrigate during the summer months on Friday, Saturday or Sunday. Discussion on installing meters at homes without meters, It was decided that once well # 3 was complete, then this would be the next priority.
- Well at The Pointe –Kent Glen has been contacted to hook up the well pump. He is the most reliable and knows our system, but also very busy. President Will Naegle will send out an updated fund balance of the pumphouse one time assessment with income and expenses incurred to date.
- Proposed 2022-23 Budget & Annual Assessment (Joni Nielsen) Invoices will be sent via email unless someone request by US Mail and are due by July 1, 2022 Late payments after July 1, 2022 will assessed a late fee of \$100.00 Annual assessment above gate \$770.00 per lot Annual assessment for “The Pointe” and below gate \$550.00 per lot, 10% increase due to second pump being activated this year and overall cost increases in fuel, supplies etc. Payable to CEPOA 1055 Canyon Estate Drive Fish Haven, Idaho 83287. Discussion on if payments could be sent via Venmo. Joni will look into this and other electronic options. Others expressed concern if the CEPOA mailbox was monitored frequently and Joni confirmed she would check it weekly and the postmark would determine if the check was on time.
- The gate code will be changed on July 1st to *KEEP *5337 Clickers 12678 off 345 on

- It was proposed that approval be granted to accept Tony Spehar to fill the last two remaining years of board member Steven Holmes who moved last October and that Joni Nielsen fill the last two years of the term of Jessica Whitaker who resigned as well last October as board member and treasurer. The replacement of these two positions was accepted unanimously.
- Brent Parkin was thanked for his six years of service on the board and three years as secretary. Mark Scadden has agreed to serve as a board member and secretary. The CEPOA was invited to submit nominations to the membership for other candidates. No other nominations were received and a vote was held and Mark Scadden was selected as a board member and secretary for the next three years. Brent will provide training to Mark after June 15, 2022. Proxy ballots that were received were counted but the owners were in attendance at the meeting.
- Will Naegle will continue as board president for another year.
- Meeting was adjourned at 7:59 pm