

## **CANYON ESTATES**

### **PROPERTY OWNERS ASSOCIATION - MINUTES**

**Annual Meeting Agenda May 27, 2023 10:00 am virtual and in person meeting at 10 Canyon View Place - Meeting was recorded and started at 10:00 am Minutes prepared by Mark Scadden, board secretary**

**Attending in Person, Mark and Lisa Scadden, Will and Marsha Naegle, Dustin and Joni Nielsen, John and Nancy Hawkins, Travis and Rebecca Christiansen, Tony Spehar, Teresa Crockett, Scott Campbell, John and Lauri Smith, Evan and Carol Love, Bruce Rigby, Jim Mckinnis, Glenn and Gennette Biddulph, Randy Boyd, Mike Seawright, Brent Seegmiller, Nate and Steph Wheatley, Jay and Pam Tolman, Ken and Jennifer Harris**

**Virtual Attendees, Scott Campbell, Tom Winegar, Craig Hokanson, Michael and Tami Groat, Erica Schlichte, Henry Thompson, Gary Anderson, Curtis Parry, Jan Harbrink**

- Welcome / Introductions (Will Naegle) all were welcome and the meeting began at 10:00 am
- Minutes of 2022 were approved as submitted with no corrections
- CC&R Review and changes (Will Naegle).
  - Reviewed letter from Tim and Barb Trask stating that CC&R's are not being enforced. Will Naegle took exception to this. CC&R's identify certain building materials relevant to the time they were written and do not mention others. The board is acting as the architectural review committee and does not intend to use an outside firm due to significant added cost which would be passed on to all property owners.
  - Tony Spehar brought up that according to the CC&R's the architecture review committee should be separate from the board. This has not been implemented because of the cost and complexity of modifying the CCRs. The board is receptive for volunteers to serve on the architecture committee and will otherwise continue to act as the architecture review committee.
- Water Challenges for 2022.
  - Reviewed the frequency drive failure this summer at the pump house. Kent Glenn knows our system very well and we waited for him to be on site. Focus is on getting the new pump house on line.
  - Upper line freeze up was unique situation and first time occurrence. No damage or repairs needed.
    - Mike Groat asked if we could check the depth of the line that froze up? Tony suggested we leave some water running through the line next winter.
    - What is the practical way to fix the line?
  - The Reserve has postponed the water line installation.
- Road Maintenance (Tony Spehar )
  - Above gate – grading, mag chloride will be done June 19<sup>th</sup> with some grading.
  - Below gate – county maintenance was done last year and not sure if they will do it this year. Need to find out if they will be doing this and when.
  - Tom Winegar – Suggested we need to add road base due to excessive snow plowing.
  - Tony working on getting estimate from Rick Thomas.
  - Snow Plowing was excessive this year. Record snow year and invoice of \$7280 reflects this charge.
- Trash dumpster issues.
  - Moved to upper area in the summer. Move to the canyon in the winter. Both dumpsters will be placed at the top near The Reserve gate this summer. Waiting for the second one.
  - Make sure if the dumpsters are full that you take the trash home. Do not overfill the dumpsters or stack on the ground.

- Need to send letters to the county so they don't take our dumpsters away in the winter.
- Drinking Water Report Water tests have been good and water is safe to drink.
  - Water gets tested every month. Tony Spehar noted that all owners received the yearly water report and the report will be posted on the CEPOA website with all past water reports.
- Water Rights Adjudication. This was submitted by Tony for all of Canyon Estates.
- Well at The Pointe
  - It is coming along slow. Rocky Mountain power lost the order to hook up the electrical power. Working to get that installed.
  - Kent Glen has been contacted to hook up the well pump. He is the most reliable and knows our system, but also very busy.
  - Everyone needs a meter – this has got to happen. Get your meters installed.
  - When the new pump #3 comes on-line, some homeowners will see increased pressures on their water lines, particularly the lower areas of The Point. Homeowners will need to ensure that they have adequate PRV protection.
- Cemetery road access in the winter.
  - Invited to attend county meeting to voice our need to have the road plowed. John will arrange meeting with county.
  - Mike Groat to make sign to that road is not maintained below gate.
- Proposed 2023-24 Budget & Annual Assessment (Joni Nielsen) Invoices will be sent via email unless someone request by US Mail and are due by July 1, 2023
  - Late payments after August 1, 2023 will assessed a late fee of \$100.00 and 12% per annum.
  - Annual assessment above gate \$850.00 per lot
  - Annual assessment for "The Pointe" and below gate \$600.00 per lot.
  - 10% increase due for snow plowing costs, second pump being activated this year and overall cost increases.
  - Payable to CEPOA 1055 Canyon Estate Drive Fish Haven, Idaho 83287.
- The gate code and code readers will be changed on July 1st to \*SNOW \*7669
  - There is a Bluetooth app that will work for the gates.
  - In favor of leaving gate up in the winter for safety and to avoid damage. The board will communicate dates when it will be left open in the winter.
- 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: canyonestatespoa.org Property Owners Password CEPOA2020\*
- Will Naegle was thanked for his years of service on the board.
  - Mike Groat and Barb Trask expressed interest to serve as a board member. No other nominations were received.
  - A vote was held and Mike Groat was selected as a board member.
  - The board will meet to assign positions.
- Tony brought up a reminder about outdoor lights, Turn off the outdoor lights at night unless they are being used or homeowners are expecting guests. Lights are considered a nuisance and should be used for safety and not security.
- Tony reminded us to adopt the planters near our property,
- John mentioned to respect the roads in Canyon Estates. Treat noxious weeds in your area.
- Will to contact Erica Schlichte to discuss water freeze up.
- Meeting was adjourned at 11:16 am

NAME	LOT #	CONTACT
✓ Mike Seawright	206 Canyon View Pl	801 971-7025
✓ Geneva Crockett	800 Canyon Estates Dr	801-510-4871
✓ & Jerry Spehar	1455 Canyon Estates Dr	801-940-0045
✓ Fran & Carol Love	1168 Fish Haven Canyon Rd	801 891 3650
✓ John & Nancy Hawkins	10 Canyon View Place	801 589 5656
✓ John & Laurie Smith	625 Canyon Estates Dr	801 694 2885
✓ Travis & Rebecca Christensen	173 Canyon View Place	801-391-2215
✓ Justin & Joni Nielsen	1155 Canyon Estates Dr	801-920-3502
✓ Brent Seegmiller	77 MONA CT.	214 693-0924
✓ JIM McKINNIS		
✓ Nate & Steph Wheatley	101 Madison Circle	801 390-1865 (Nate)
✓ Jay & Pam Tolman	139 Canyon Point Way	801-391-0275 (Jay)
✓ Glenn & Genette Bickdolph	110 Parker Place	801-698-7000 (Genette)
✓ Bruce Rigby	101 Parker Place	435-232-3651
✓ Randy Boyd	1100 East Canyon Estates	801 918-3080

genetteeb@gmail.com

Ken & Jennifer Harris

#### ON Line

Tom Winegar  
Mike Groat  
Curtis Preey  
Scott Campbell  
Craig Holmson  
ERICA Schlichte  
Henry Thompson

GARY ANDERSON  
JAN HARBINK