



Canyon Estates Property Owners Association

Annual Meeting Agenda

May 27, 2023 10:00 am

Location: 10 Canyon View Place

John and Lauri Smith Home

The virtual meeting link is

<https://meet.google.com/gmc-bcci-was>

Or dial: 1-857-529-6559 PIN: 550 304 894#

Welcome / Introductions - New Property Owners Will Naegle

Minutes of 2022: Will Naegle

Water Challenges: Will Naegle

- Pump Failure
- Line freeze up on upper lots
- Water Line Installation on Canyon Estates Drive from Reserve Gate by Dumpsters all the way down to Cemetery Road

Road Maintenance: Tony Spehar

- Above gate – grading, mag chloride
- Below gate – county maintenance - every other year by county
- Snow Plowing – This was a big snow year!
 - Snow Plowing invoice of \$7280
- Dumpster Etiquette

Water Reports: Tony Spehar

- Water Consumer Confidence Report - Attached
- Bear River Basin Adjudication

New Water system: John Smith

- Pump House Construction

Winter Cemetery Road Access: John Smith

2023 Budget and Annual Assessment:

Joni Nielson

- Invoices will be sent out and are due by **July 1, 2023**
- Late payments after **Aug 1, 2023** will assessed a late fee of \$100.00 and interest at 12% per annum.
- Dues increased to cover recent snow removal costs and other increased costs
 - Annual assessment above gate \$850.00 per lot
 - Annual assessment for “The Pointe” and below gate \$600.00 per lot

Payable to CEPOA

1055 Canyon Estate Drive
Fish Haven, Idaho 83287

Gate Code:

Changing gate code to *SNOW *7669 on **July 1**.

Change Clickers to:

Gate will be lowered today

Board Elections

Will Naegle

Will Naegle has served diligently for several years as President and has requested to step down to give others an opportunity to serve. Tony Spehar, John Smith, Mark Scadden and Joni Nielsen will stay on the board.

Those who have expressed interest in serving on board are:

Barb Trask

Mike Groat

A Proxy Ballot has been attached for your use and can be emailed or texted as noted. We will vote at the meeting, virtual and in person.

CEPOA website

Includes all information including budget, water report, gate code, meeting minutes for your use. Please log in and look for the content.

- CEPOA Website

Address: canyonestatespoa.org

Password **CEPOA2020***