



**Canyon Estates
Property Owners Association**

Annual Meeting Agenda

May 25, 2024 10:00 am

Location: 300 Madison Circle

Mike and Tammy Groat Home in Canyon Estates

Virtual Meeting Link

<https://zoom.us/j/96142724299?pwd=VENiK3hJMUJJYlppYlkvbDU1ZjRGUT09>

Or dial: 1 719 359 4580 Meeting ID: 961 4272 4299 Passcode: 815151

Welcome / Introductions - New Property Owners

John Smith

Minutes of 2023:

Mark Scadden

Water Reports:

Tony Spehar

- Water Consumer Confidence Report – Attached
- Updated Water Rights
- Lead Pipe Survey Due Oct2024
- Replacement of the ladder in water tank

New Water system:

John Smith

- Pump House Construction

Road Maintenance and Winter Cemetery Road Access:

Mike Groat

- Above gate – grading, mag chloride
- Below gate – county maintenance - every other year by county
- Requested County to keep Cemetery road open
- Requested County to repair Fish Haven and Cemetery roads

2023/2024 Budget and Annual Assessment:

Joni Nielson

- Review Budget
- Invoices are sent out and are due by **July 1, 2024**
- Late payments after **July 1, 2024** will assessed a late fee of \$100.00 and interest at 12% per annum.
- Dues remained the same as 2023
 - 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

Gates:

John Smith

- Changing gate code to ***MIKE *6453** on **July 1.**
- Gates Open during winter

Reminder of Rules and items of Concern

John Smith

- Refer to attached CEPOA Rules
- Dumpster Etiquette

Board Elections

John Smith

John Smith and Joni Nielsen have served three years.

CEPOA website

Mark Scadden

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: canyonstatespoa.org**
Password CEPOA2020*

Bear Lake Watch

Mark Scadden

- Celebrate Bear Lake on June 22. Garden City Park