



## **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 be 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: canyonestatespoa.org**

**Password CEPOA2020\***

**Bear Lake Watch**

Mark Scadden

- Celebrate Bear Lake on June 22. Garden City Park