



Canyon Estates Property Owners Association

Annual Meeting Agenda

May 24, 2025 10:00 am

Location: Smith Home

#10, Canyon View Place

Canyon Estates

Virtual Meeting Link

<https://zoom.us/j/95828280321?pwd=bVqbbSN9mlwYySht81ilrk105FXyxb.1>

Or dial: 1 719 359 4580 Meeting ID: 958 2828 0321 Passcode: 144575

Welcome/Introductions:	John Smith
Read and Vote for Approval of Minutes from 2024	Mark Scadden
Water System and Reports: <ul style="list-style-type: none">Water Consumer Confidence ReportWater Meters<ul style="list-style-type: none">RequiredCertificate of installationBaseline reading reportDate required if missing September 15, 2026	Tony Spehar
Well #3 update <ul style="list-style-type: none">Installation of Door ThresholdInstallation of Communication device between pump housesInstallation of Exterior Drain Line/Pipe SleeveWater Sample Testing	John Smith
Road Maintenance - <ul style="list-style-type: none">May 28th for Mag Chloride above gate.	John Smith

Gates <ul style="list-style-type: none"> • Maintenance report • New Code effective July 1, 2025 (Blue* 2583*) • New Signs 	Mark Scadden
Common Area Rock Planter Box maintenance <ul style="list-style-type: none"> • Looking for volunteers 	John Smith
2024/2025 Budget and Annual Assessment: Review Budget <ul style="list-style-type: none"> • Invoices are sent out and are assessments are due by July 1, 2025 • Late payments after July 1, 2025 will be assessed a late fee of \$100.00 and interest at 12% per annum. • Dues remained the same as 2024 <ul style="list-style-type: none"> ◦ Annual assessment above gate \$850.00 per lot ◦ Annual assessment for "The Pointe" and below gate \$600.00 per lot 	Joni Nielsen
Payable to CEPOA 1055 Canyon Estate Drive Fish Haven, Idaho 83287	
Introduction of Architectural Control Committee <ul style="list-style-type: none"> • Review proposed Rules for ADU's in Garage 	John Smith Jim McKinnis
Reminder of Rules and items of Concern <ul style="list-style-type: none"> • Refer to attached CEPOA Rules • Dumpster Etiquette • Noxious Weeds 	John Smith
CEPOA Website https://canyonestatespoa.org/ Password is CEPOA2020*	Mark Scadden

Board Elections <ul style="list-style-type: none"> • Positions for Mark Scadden, Joni Nielsen • Request nominations for Mark Scadden, Randy Boyd and Melanie Mordo • Vote by proxy ballot attached 	John Smith
FISH HAVEN UPDATE - on Saturday, May 24 at 3 PM in the old Fish Haven Resort (round, red roofed building across the street and south of the Fish Haven General Store at 2624 US Highway 89 in Fish Haven, we will meet to tell you what we have learned about incorporation. By no means is there an answer to every question! But your thoughts and ideas can help narrow or widen the inquiries needed before decisions are reached. Car pool and park on the highway, please - construction makes parking by the building very tight! Call or write with questions. Kathi at 801.243.6676, kathihizatt@gmail.com or Ed/Sim at 801.913.5015, esimizatt@gmail.com "	