Canyon Estates HOA Board Meeting

July 21, 2025 3:00 pm

Attending: John Smith, Tony Spehar, Mike Groat, Randy Boyd, Mark Scadden

- **Official vote for President**
  John Smith was elected to serve as president for the next year

- **Review assignments and include Randy**
  Randy Boyd was asked to coordinate the review of the water meter installations and reading. Develop a method to track who has meters installed and record the twice yearly reading of the meters.

  For those without meters he will work with them to develop a plan for installation. There are several owners who appear to have incorrect water hookups that need to be corrected.

  We are trying to achieve a compliance for water meters with a minimum double check valve back flow protection.
    - Installation of water meter is at owner's expense.
    - Deadline is September 15, 2026 for meters.

- **Review account balance and expenses**
  $106K in the account. John indicated our account balances are healthy at the moment. Joni previously indicated that she has received all the yearly dues form every landowner.

- **Review water connection issue with Parry lot**
  In the process of getting a hydrovac on the lot to expose the water hookup lines. This will help determine where the issue is of low water pressure to the house.

- **Discuss and set policy of point of financial responsibility of water system issues**
  Board determined that the HOA is responsible for water lines up to the meter, The landowner is responsible for water meter and lines between the water meter and the house. A shut off valve prior to the meter is recommended for all future water hook ups.

- **Review status of new well**
  The well needs a few final items finalized with Kent Glenn and a water sample before operation can begin. Hoping to get Kent Glenn on site next week or ASAP.

- **Mike proposed we collect funds outside the HOA funds to mag chloride the cemetery road.**
- **Old gate codes are removed**
- **No plan at the moment to add a keypad at the upper gate.**
- **Reviewed website content with Randy**