



2026 Agenda for Canyon Estates Property Owners Association Annual Meeting.

Date: May 30, 2026


Time: 10:00 AM

Location: Smith Home #10, Canyon View Place

Zoom: <https://zoom.us/j/91397909156?pwd=ahSuSoeD26nYcpbS3BFgETQvJ8zamd.1>

Dial-In: 17193594580,,91397909156#,,, *234119#

Welcome/Introductions:	John Smith
Read and Vote for Approval of Minutes from 2025	Mark Scadden
Water System and Reports:	Tony Spehar
<ul style="list-style-type: none"> • New Well Update • Dye for Leak Detection Update • Water Consumer Confidence Report 	
<ul style="list-style-type: none"> • Water Meters <ul style="list-style-type: none"> ○ Required ○ Certificate of installation ○ Baseline reading report ○ Date required if missing 	Randy Boyd
Road Maintenance	Michael Groat
Gates	Mark Scadden
<ul style="list-style-type: none"> • New Code effective July 2026 • 4283 “GATE” 	
<p>2025/2026 Budget and Annual Assessment:</p> <p>Review Budget</p> <ul style="list-style-type: none"> • Invoices are sent out and are assessments are due by July 1, 2026 • Late payments after July 1, 2026 will be assessed a late fee of \$100.00 and interest at 12% per annum. • Increase in Annual Assessment <ul style="list-style-type: none"> ○ Annual assessment above gate \$900.00 per lot ○ Annual assessment for “The Pointe” and below gate \$650.00 per lot ○ Special Assessment of \$300 <p>Payable to Canyon Estates Property Owners Association 1055 Canyon View Drive Fish Haven, ID 83287</p>	John Smith

Reminder of Rules and items of Concern <ul style="list-style-type: none"> • Refer to attached CEPOA Rules • Dumpster Etiquette 	John Smith
CEPOA Website Password: CEPOA2020*	Mark Scadden
Board Elections <ul style="list-style-type: none"> • Positions for Tony Spehar & Mike Groat • Requested Nominations • Jim McKinnis has indicated he is willing to serve • Proxy ballot is attached if unable to attend 	John Smith