

CANYON ESTATES

PROPERTY OWNERS ASSOCIATION - MINUTES

Annual Meeting Agenda held on May 30, 2026 at 10:00 am. Meeting was held virtually and in person at #10, Canyon View Place. The meeting was recorded and began at 10:00 am. Minutes were prepared by Mark Scadden, board secretary.

Attending in person were the following: Mark and Lisa Scadden, Travis and Rebecca Christiansen, Tony Spehar, Teresa Crockett, John Smith, Sue Mckinnis, Nate Wheatley, Jan and Kathryn Harbrink, Mike and Tamera Groat, Randy Boyd.

Virtual Attendees were: Nolan Karras, Jim Mckinnis, Joni Nielsen, Carol Love, Brad McSpadden, Brent Seegmiller, Sharleen Shields, Craig Hokanson, 214-683-8956

Quick recap

The Property Owners Association held their annual meeting to discuss water system updates, budget matters, and board elections. Tony provided a comprehensive update on the water system, announcing that Well #2D (a new well) had been successfully brought online, joining Wells 1 and 2 to provide additional capacity and reduce risk to the system. He explained that new regulatory requirements were increasing testing costs significantly, including new PFAS and perchlorate tests that would need to be conducted, and emphasized the importance of water conservation during the ongoing drought.

The board discussed the implementation of water meters for all properties, with a deadline of September 15th for installation, and explained that property owners would need to submit two readable photos of their meters annually to help monitor water usage and identify potential leaks.

The budget was reviewed, showing projected expenses of \$52,530 for the year, with a \$300 special assessment being imposed across all lots to cover budget shortfalls and a \$50 increase in annual dues. HOA invoices are due by July1. Above the gate dues are \$900 and below the gate dues are \$650.

Finally, the conversation ended with elections for two board positions, with Tony and Jim McInnis being elected to serve on the board.

Summary

Welcome / Introductions (John Smith) all were welcome and the meeting began at 10:00 am
Minutes of 2024 CEPOA Meeting were approved as submitted with no corrections.

Community Water System Update

Tony provided details on the successful implementation of Well #2D, which has improved the community's water system capacity and compliance with increasingly stringent regulations. The

group also noted improvements in pump house cleanliness and discussed the ongoing challenges of maintaining a community water system. Tony explained that the new well is producing more water than the old system, with approximately 80% coming from the new well and 20% from the upper well. He detailed the increased testing requirements for the new well, including expensive tests for radionuclides, SOCs, and VOCs, as well as requirements for lead and copper testing in 10 residences by June and December. Tony also mentioned upcoming PFAS and perchlorates testing requirements, noting that these new tests will increase costs and complexity for the water system. He addressed recent water quality testing results, which showed no compliance violations, and explained the resolution of a green water dye leak test issue at a nearby property. It was determined the leaks was not coming form our water tank or system.

Water System Status and Conservation

Randy discussed the status of the water system, emphasizing the need to conserve water due to drought conditions and potential risks to the aquifer. Randy also encouraged residents to use smart water timers and sensors to optimize water usage, particularly for lawns and landscaping

Water Meter Photo Requirements

Randy discussed the requirement for homeowners to submit two clear photos of their water meters annually to monitor community water usage and detect potential leaks. He explained that while there are no current charges for water usage, this data collection could help identify excessive usage or leaks in the future. Randy also noted that about five to six properties still need water meters installed, with a deadline of September 15th.

Water Meter Compliance Requirements

Randy discussed the requirement for property owners to install water meters to comply with Idaho state law, explaining that a \$75 monthly charge would be imposed starting October 1st for non-compliance. He emphasized that the goal is not to collect money but to encourage compliance with cross-connection control standards, which includes installing water meters with double check valves to prevent contamination. Randy requested that property owners provide photos of their meter numbers within two weeks, and warned that Tony and he would visit properties if photos are not submitted.

Road Maintenance and Gate Updates

Mike reported that magnesium chloride treatment was completed early in the season due to precipitation, and Rick had to bring additional loads of dirt to smooth out the road after going through the top base. Mike raised a question about why residents in the lower area are charged less for road maintenance than those in the upper area. The logic was explained all residents use the roads, but the upper residents likely benefit more from the private roads, maintenance, snow removal and gates than those below the gates. Mark announced that the new gate code will be 4283 and will be changed around July 1st.

2025 Budget and Expense Overview

John presented a budget overview highlighting various expenses for 2025, including tax filings, insurance, water testing, maintenance, and projected special expenses such as compliance testing and generator service. He noted that last year's total expenses were \$86,790, while this year's projected expenses are \$52,530, with significant increases attributed to well testing and PFAS testing requirements. John also explained ongoing issues with the generator, which is currently offline awaiting a fuel line on order. The board implemented a \$300 special assessment across all 49 lots to address a \$15,000 budget shortage, and raised the annual dues by \$50/lot. John discussed budget management and expenses, noting that assessments have remained low compared to services provided. John reminded folks that homeowner HOA invoices have been sent out and are due by July 1.

Homeowners Board

The board addressed rule enforcement issues, including speeding, donuts in the community and discussed website updates with login information.

The conversation ended with elections for two board positions, where Tony and Jim were elected to serve, and John announced his intention to transition out of his presidential role next year.

Action Items

Joni

Collect annual assessments and \$300 special assessment from all property owners by July 1st; apply late fees for payments received after this date.

Mark

Update the website with current dues/fees, gate code information, and other relevant updates (e.g., Consumer Confidence Report). Update the plat map and owner information on the website as properties change hands.

Tony

Coordinate and oversee lead and copper sampling from 10 residences by end of June and again by end of December for Well #2D, and arrange for PFAS sampling (two tests per well) by end of June and December, including logistics for sample collection and delivery to certified labs.

All Property Owners

Submit two clear photos of water meter readings (with readable numbers) in spring (by early June) and fall, or ensure readings are submitted as requested by board.

Property owners who have not yet installed water meters: Install water meters with appropriate backflow prevention by September 15th; those who fail to comply will be subject to a \$75/month fee starting October 1st.

Conserve water during drought conditions, especially by reducing lawn watering and considering installation of smart irrigation timers.

Tony and Randy:

Follow up on properties that do not submit water meter photos/readings and collect readings directly if necessary.

Board:

Discuss and review the fairness of current road maintenance assessment allocation between upper and lower areas and consider feedback for future budgeting.

Send out notice to all property owners regarding the possibility of publishing a contact list, and allow owners to opt out if desired.

Replace outgoing Architectural Control Committee members (Barb Trask and others as needed).

Consider and discuss potential rules or impact fees for future lot connections, especially regarding water use and short-term rentals, as new lots are developed.

Schedule and conduct board meeting (in person or via Zoom) to elect new officers and transition responsibilities.

Review and consider appropriate response (including possible fines) for property damage or rule violations (e.g., recent vehicle incident on community roads).

Monitor generator repair status and complete repair once fuel line part arrives