

2024 Annual Meeting Minutes
Canyon Oaks Property Owners Association 1,2,3
Saturday, January 18, 2025 at 1:30 p.m.
Concan Community Center, Highway 127

1:30 p.m. – meet Board candidates and introductions/visitation
2:00 p.m. – Annual Meeting
Zoom and In-Person

**Board of Directors Attending: Terry Carson, Steve Campbell, Mike Meadows,
David Mangold, Roy McCubbins**
By zoom: Lacy Jewell, Gaige Sigida

1. Call to Order by President Terry Carson at 2:02 pm.
2. Verification of quorum by President Terry Carson
3. Reading and approval of 2024 Annual Meeting minutes
 - a. Read by Roy McCubbins on behalf of secretary
 - b. Motion made to approve minutes as read by Mike Meadows and seconded by Tommy Knox.
4. Financial presentation (Gaige)
 - a. 2024 Financial Recap powerpoint: see attached below
 - b. Invoices and HOA dues are still in the process of being paid and received
 - i. residents with AOL emails are unable to receive their invoices
 - ii. Gaige will take a closer look at individual email addresses and will make sure everyone gets their invoice.
 - c. Budget proposal 2025 v. 2024: see attached
 - d. Balances: Basic Business: \$90,349.08; Savings: \$14,598.83; Savings: \$9,883.24
 - e. Motion made to approve financial report as presented by Steve Campbell and seconded by David Mangold.
5. 2024 Year in Review
 - a. Hoping for more rain in the coming year to help the local economy.
 - b. We did not sign an agreement with Avant heirs, as advised by our attorney. Terry hopes that there is a better understanding between us as neighbors.
 - c. Concan water supply report:
 - i. COPOA made it through the tourist season without rationing.
 - ii. Some water had to be brought in for the weekend of fourth of July.
 - iii. Our wells are dependent on the level of the river and rainfall.

- iv. Two new wells and new pipelines were drilled/installed last year. New wells seem to be of good supply.
 - v. Storage tanks were required of the water corp. to be supplemented with back-up propane generators.
 - vi. Water conservation will be helped with leak detection. We lost 7.5 million gallons in leaks last year.
- d. River park:
- i. New gate opener has been installed.
 - ii. Non-residents are entering behind a member and get stuck inside the park. Non-residents then resort to mutilating/tampering with the gate motor, keypad or gate to force their way out.
 - iii. Discussing ensued about having a way to automatically open from the inside to let people out.
- e. Wifi at RV park:
- i. Wifi seems to be too expensive to justify when compared to the revenue for the RV park.
6. Annual Election of Board Members and Election Results:
- a. All board members have agreed to return for another term.
 - b. No applications have been turned in for new applicants.
 - c. Motion to re-elect the Board of Directors by acclamation made by Lois Tymrak, seconded by Jan Knox, and approved unanimously.
 - d. Annual Board of Directors meeting will immediately follow to appoint positions.
7. Members forum
- a. Member question: would a dumpster or trash can be a possibility for the river park? Discussion ensued regarding pros and cons. Terry said he would inquire about getting one.
 - b. Member question: Is there a restriction for property management companies from advertising in our neighborhood? Yes, property management companies cannot advertise in our neighborhood, according to our bylaws.
 - c. Roy McCubbins: website domain name will need to be renewed this year and will cost about \$500. Gaige has already included that in her budget for the year.
8. Adjourn: motion made at 1:43 by Mike Meadows and seconded by Scott Brown.

Submitted by Lacy Jewell, Secretary COPOA 1,2,3

Attachments:

2024 Financial Recap Powerpoint:

https://docs.google.com/presentation/d/1_VC48RFr4BOlgiAv_ntlZwTVT2E7pCCJ7Fk6ojAD-No/edit?usp=sharing

2024 Profit and Loss by Month:

https://dochub.com/m/shared-document/lacyjewell81/YpDBonNVr3vma12wMX93r7/copoa-2024-profitandlossbymonth-pdf?dt=Hx2Ww9R-B8hW8y9_s6vz

COPOA 2025 BUDGET PROPOSAL v 2024 ACTUAL:

https://docs.google.com/spreadsheets/d/1EjFlkkYCeOECV6gg2kYnS6w2yoKEq5Crvf_ARgNXIzg/edit?usp=sharing