

Canyon Creek Ranch



Notice of Annual Meeting March 27th, 2024 27 Camas Drive 6:30pm

This is the official notice of the yearly HOA membership meeting.

Tentative Agenda

1. Roll call – to determine if attendance meets the quorum thresholds (33%) for voting. (Written (mail in) and proxy ballots will count toward the quorum threshold)
2. Proof of waiver notices and/or proxy ballot forms will be reviewed.
3. Minutes of preceding meeting.
4. Financial Reports
5. Report on ownership changes
6. Board member election.
7. Open Discussion

Things that are happening

New Construction: There will be several projects this year.

- Scott Armstrong owns the first lot upon entering our community has had their plans approved. They hope to start as early as March.
- The Kobenkos have sold their home at 44 Mores Creek Rim Rd. The Kobenkos are also in the process of submitting plans for a new home on the current empty lot to the south.
- The Heminger's on Camas Dr are planning an addition that has also been approved.

There are other projects in the making as well but these are the ones that have been / are being reviewed by the ACC. Other than that, it has been a quiet spring so far.

Maintenance

- We contracted with a new snow removal company this year. The hourly rate increased but it was a light snow year, so the overall cost was less. The new contractor did a good job from what I hear. Let the board know if you feel differently
- We are looking for a new landscape contractor to maintain the few common areas that we have. Basically, rock covered areas near road intersections that need to be weeded and kept looking good. Please contact the board if you have any ideas or people to

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suggest.

Board of Directors Vacancies and elections.

- We need to elect a new board member. **Doug Winn** has resigned for health reasons. Doug has been a mainstay for our community for many years. . Not only acting as a board member but also providing landscaping services to public areas. We thank him and wish him well.
- **Denise Endly** has been nominated as a candidate for Doug's role on the board. Voting Ballots will be sent out 2 weeks before the meeting.
- Ron Pontius's seat is also up for this year. Ron has volunteered to serve again.
- Anyone that is interested in running for a seat should contact hoaboard@canyoncreekranch.org and cc: randy.roderick@gmail.com. You can nominate yourself, but you need an additional member to 2nd your nomination. Please do so ASAP (within 2 weeks) and we will get your name on the ballot.

Again, we will send out ballot/voting options 2weeks before the meeting. And you can always vote at the meeting if you attend.

Final note: This is a resident run HOA. That is not the norm. Most HOAs are run by a professional management company. It's hard for a neighbor to tell another neighbor what they can and cannot do. Recently this has become more and more of an issue. A proposal has been presented to hire a professional management company to report on violations and enforce CC&Rs. This would necessitate an increase in dues. This should be a topic in the open section of the meeting. Feel free to submit additional topics before the meeting so they can be added to the agenda.

See you on 03/27/24

Regards,
Canyon Creek Ranch HOA Board