

Causey Lot Owners Association 2024 Annual Meeting  
Wednesday, April 17, 2024 @ 6:00 pm  
Weber County Library Southwest Branch - Roy, UT

The Causey Estates Lot Owners Association annual meeting held at the Weber County Southwest Branch Library commenced shortly after 6:00 pm on April 17, 2024. Brian Hennefer, Association President conducted the meeting. Registration before the meeting commenced identified 56 lots as being represented either in person or by proxy. Additional lot owners arrived after the meeting commenced. Brian followed an agenda for the meeting prepared and presented to membership by email prior to the meeting.

#### Election of Three Board Members

Three board positions (Boyd Clayton, Brian Hennefer, and Garret Lowe) expired in 2024 and were up for election. Six candidates announced their intention to run for the positions and were each given time to state their positions. Lot owners were then allowed to vote for up to 3 candidates by written ballot. Sixty four ballots were collected. Counting of the ballots occurred as the meeting continued and was performed by Janean Sontag and Boyd Clayton. A total of 188 votes were cast. Garrett Lowe was reelected. Sheri Hardy and TJ Harper were elected to fill the other positions. Thank you Brian and Boyd for serving Causey--it has been greatly appreciated.

#### Causey Road Construction

Gary Myers from the Weber County Engineer's office presented plans to improve the road between Redrock Taco and Causey Dam beginning in Spring 2025. The plans include eliminating the sharp turn just before the dam turnoff and replacing the Beaver Creek Stream crossing that is just east of Red Rock. He explained work at the parking lot by the Causey Gate and past the gate are being handled by the Forest Service who manages recreation at the dam. The Forest service service did not attend the meeting. A new bridge over the spillway at the dam is also not part of the project but is being planned separately so as to not impact the structural integrity of the dam or spillway. Replacement of the road will begin in the spring and will be done while allowing traffic to continue on the road. Replacement of the bridge over Beaver Creek just past Red Rock Taco will be done late in the fall of 2025 and is being planned as a rapid turnaround precast concrete structure. Under the plan, traffic will be blocked after November 10th and remain closed during the duration of construction which is expected to be about 3 weeks. He explained that lot owners could leave vehicles on the east side of the construction area before the closure begins. This would allow lot owners to travel to the cafe area, park, cross the construction area on foot and use the vehicles left on the other side to reach their property at Causey. Only emergency vehicle travel will be facilitated during the bridge construction.

#### Causey Budget

Lynn Wood (Causey Estates Treasurer) explained expenditures during 2023, balance sheet at the end of 2023, and proposed 2024 budget which had been distributed prior to the meeting by email and is on the [mycausey.com](http://mycausey.com) website. He highlighted that 2023 expenditures were minimized until the failed culvert was replaced late in the fall out of concern over the cost of that unplanned project. Fortunately, the project was completed for much less than was expected but late enough in the year many other planned projects could not be done. The result was the contribution of a significant balance into the reserve account, some of which will be used for projects now planned for 2024. The association members present approved the proposed 2024 budget by voice vote with no dissent expressed.

#### Committee Updates

Dave Hill informed membership that projects are planned this year to replace plumbing in a pressure reducing station in lower phase 1 and phase 3. Both will require water to be shut off in those areas for a day or two. Affected lot owners will be contacted well in advance of the actual work and the work will be coordinated to minimize the shutoff period. Dave also reminded lot owners that cross connection and backflow prevention is critical to avoid the potential of contamination to the water system. There must be

an air gap between water supply lines and water containers like outdoor water drinking troughs. A hose in a tub is a contamination accident waiting to happen.

Mark Henderson explained that road grading and dust guard is planned this year. Repair of the picnic road and shooting range access road is also planned along with a safe zone in phase 2 adjacent to the main road just east of the picnic road intersection. Mark explained that a committee is being formed to address grooming on a more frequent basis than Russell Kuck is presently able to provide. The current plan is to bring the drag groomer (used before Russell started grooming) into the fire station in the fall and encourage a group of lot owners who are capable to hook up to it and groom roads during the winter for a fee. Mark asked that those willing to help shape future grooming efforts contact him to be on the committee. Lot owners were informed the road restriction to tracked vehicles has ended for this winter season.

Garrett Lowe discussed the Architectural Review Board chaired by Jerry Hardy, summarizing its function to approve construction within Causey Estates consistent with standards established in Causey governing documents. Garrett informed membership that before beginning any project or alteration to lots, Jerry should be contacted to verify compliance with the standards.

Larry Sanders talked about the need for safe zones in each phase so there is a place to gather in a fire emergency if lot owners cannot make it to the fire station. He also explained that the siren at the fire station's purpose is to signal there is an emergency and you should immediately gather at the fire station if it sounds. He informed lot owners that chipping services in September have already been scheduled with the fire district as a grant in response in kind work being done at Causey. He also said fire district employees will be available to do lot fire safety advising this summer. You can schedule an appointment and they will come to your lot and give advice about how to improve your fire preparedness. Information was also provided to explain how to enter hours into the fire district in-kind hours system for fire prevention work done on your lot. Those hours provide credits toward services like the chipping and site visits that will be available this year. Instructions for entering hours can be found on [mycausey.com](http://mycausey.com).

#### Work and Spray Days

It was announced Causey workdays have been scheduled. Spring Workday will be June 8. Causey Spray is June 12th. Fall workday will be September 7th.

#### Open Discussion

The primary issue discussed in this part of the meeting was concern Causey properties are being used as short term rentals and there are people around Causey (presumably from short term rentals) doing dangerous and damaging acts. It was pointed out that short term rentals are prohibited in the Causey area under Weber County ordinances and if you have knowledge a rental is operating contrary to law, the best course of action to correct it would be to contact Weber County. Guests of lot owners are welcome at Causey but lot owners are liable for their acts. Please help your guests understand and observe rules and etiquette so we can all have a better time.

Election results were announced and the meeting concluded at about 8:00pm.