

Causey Lot Owners Association Annual Meeting
Thursday, April 28, 2022 @ 6:00 pm
Weber County Library - Roy Location
2039 W 4000 S, Roy, UT 84067

Greeting and Welcome – Mark Henderson

Did we meet our quorum of 20%, or 31 properties represented? **YES** NO How many? 64

Introduction of Board Members and Committee Chairs – Mark Henderson

Board Members

President:	Mark Henderson	(Roads)
Vice-President:	TJ Harper	(Water)
Secretary:	Sheri Hardy	(Architectural Review Board)
Board Member:	Larry Sanders	(Fire)
Board Member:	Brian Hennefer	(Security)

Committee Chairs

ARB:	Jerry Hardy
Security:	Russell Kuck
Water:	Dave Hill

Introduction of New Property Owners

Proposed Budget – Sheri Hardy (for Lynn Wood)

- Lynn Wood was not able to attend, so Sheri Hardy read the following statement from Lynn:
Dear Neighbors,
Let's start with the Balance Sheet. Our fund balance is \$174,577. We have \$48,759 in our replacement reserve. Only one property still owes and their balance is \$876. If there are important one time capital projects, we can exceed the budget and use some of the \$48,759 reserve. Our finances are very solid. We have enhanced our revenues with bank interest and transfer fees.
Turning to income and expenses. We see that revenues are over budget \$9,555 and that expenses are over budget \$12,458. Accordingly, we used \$2,903 of our fund balance this year. This was mainly due to one time important expenses. Mostly our fire safety zones and small amounts in roads and water.
I feel like the board members are great custodians of our association. We get real value for our dollars and we are doing preventive maintenance as best we can.
Thanks
Lynn Wood
- [Causey Proposed Budget](#)
- [Causey Balance Sheet](#)
- Discussion
 - Budget variances discussed, such as moving funds from the Road Budget to the Water Budget to cover necessary repairs and mitigation.
- Budget Vote
 - One vote per lot, even if there are multiple owners.
- **Proposed budget was approved via owner vote**

Fire Committee - Larry Sanders

- Grants and In-Kind Forms
 - Remember to submit them online. If you aren't able to do so, please send them to Larry Sanders or Sheri Hardy, and they will walk you through it or enter them for you
 - Grants associated with the in-kind hours will pay for a chipper crew to come to Causey some time in September. More information will be provided as we hear more and the date gets closer.

- **Please remember to NOT stack your green debris in the roads or in run-off ditches.**
 - Instructional video to submit hours:
https://scribehow.com/shared/Causey_Estates_In-Kind_Hours_Submission_Instructions_K22pmdcBS-0Z_hn71qC6A
- Annual County Inspections
 - The State passed a bill that will require all cabins in the State to be inspected annually for fire mitigation and safety, beginning next year. More details will be shared as the info becomes available. In the meantime...
 - Larry Sanders is willing to help with some ideas to better prep your property for the inspections that will start in 2026. He can be reached at 801-540-3234.
 - Ideas:
 - combustible materials removed near structures
 - defensible space around cabins
 - no wood stacked under decks
 - limbing up trees 6' from the ground
 - You can visit www.nefa.org for more detailed information
- Evacuation Area Creation
 - Phase 3 is the focus this year.
 - Roads and weather permitting, those involved will meet at Causey to best determine the most viable location for an Evacuation Area in phase 3. Info will be shared prior to work commencing.
- Weed Abatement & Spray Day
 - June 18th @ 8 am at the fire station.
 - More information will be sent out as the date gets closer.
 - Owners need to be present in order to get weed abatement chemicals.
 - Majority of the work will be done on common ground, but if there is time, participants will be given weed abatement chemicals to use at their properties.
 - Remember: this will count as one of two possible HOA dues credits
- Fire Mitigation Training Video
- It was asked if we get credit for having a fire station.
 - It isn't an official fire station, but we do get credit for the water truck that is in the station.

Architectural Review Board - Sheri Hardy

- Submitting Projects
 - Email questions, proposals, etc to Jerry Hardy at slhardy96@gmail.com
- Approval Letters are sent out for approved projects
- When do you need to get approval?
 - For any project that alters the exterior of a cabin, shed, or other structure
 - Changes in elevation
 - Adding, improving, etc. of driveway/lot access
 - Addition of any type of structure: cabin; shed; garage; fence; deck; etc.
 - **If in doubt, please ask!** If ARB approval isn't needed, you'll be notified of that.

Roads, Culverts, & Dust Guard - Mark Henderson

- Tentatively planned to grade all of Causey
 - Depending on budgetary constraints, grading might only be done from the main gate to the fire station
- Because of the significant cost of properly repairing, grading, and putting down new road material, dust guard will not be applied this year.

Security - Brian Hennefer

- Installation of New Lot Number Signs will be done during June workday.
 - It is a requirement by Weber County Fire that all properties are identified in a uniform manner for easy identification and location during an emergency

- Reminder About Securing the Gate at All Times
 - The main gate should NEVER be left open and/or unlatched--not even if you are going to "be right back".
 - Please don't give out your gate code.

Water - TJ Harper

- Current Water Infrastructure
- Planned Water Infrastructure Projects
- Winter Water Leaks
 - For a time, only phase 2 had water. Phase 3 slowly got water. Some lots in phase 1 were without water, and at present there are 3 lots without water. Repairs will be done as soon as weather and roads permit.
- Owner Bill-Back for Water-Related work.
 - If work is done on the water system and traced-back to a leak or problem at an owner's property (i.e. leaking stop-waste valve), the owner will be billed for the time, materials, etc. related to that work. This includes tracking down a leak during winter.
- Annual Back-flow Prevention Training - Dave Hill
 - Do not leave hoses in troughs and buckets (not even when you are filling them--it will backflow into our water system).
 - Do not collect water to store by keeping a hose in a tank that is tied to the water system in any way.
 - Avoid cross-connections
 - Please contact TJ Harper if you have any questions.

Board Elections – Sheri Hardy

- Anyone running for a seat on the board will be asked to address the owners before voting is opened.
- Seats on the board are open for election; positions on the board are determined by the board members on an annual basis.
- **One vote per lot, even if there are multiple owners.**
- A representative from each property will be asked to cast a written vote.
 - You will receive a paper and pen when you arrive.
 - You may choose to vote for only one person, or up to two. If more than two names are listed, the vote will be deemed invalid.
 - Written votes will be tallied, and results will be announced later in the meeting.
- Matt Baker, Mark Henderson, and Larry Sanders sought election.

Miscellaneous Discussions

- [Causey Fee Schedule](#) - Sheri Hardy

Important Dates to Remember – TJ Harper

- Wednesday, June 18th @ 8 am - Weed Abatement Spray Day
- Saturday, June 21st @ 8 am – Work Day begins at fire station
- Saturday, June 21st @ 5:30 pm - Potluck at the fire station (tentative)
- Saturday, September 13th @ 8 am – Work Day begins at fire station
- Saturday, September 13th @ 5:30 pm – annual potluck at fire station
- October 31st – 2023 HOA Dues due (same day every year)

Election Results – Sheri Hardy

- Craig and Connie Sedgwick counted the votes.
- Results: Mark Henderson and Larry Sanders were elected to the Board.
- Thank you, Matt, for your willingness to serve Causey.

Closing – Mark Henderson