

## **Causey Board Meeting Minutes October 4, 2023**

The Causey Board held a meeting at 1445 S 500 E Kaysville, UT on October 4, 2023. The meeting began at 7 pm and was conducted by Brian Hennefer, President. Those present at the beginning of the meeting were board members Larry Sanders, Brian Hennefer, Mark Henderson, Boyd Clayton, and Association Treasurer Lynn Wood. Board Member Garrett Lowe arrived at the meeting at about 7:30. Lot owners from Lot 95 attended the meeting. The following topics were discussed with actions as indicated:

Phase 2 Safe Zone - Mark Henderson reported that he had Conrock, the road grading contractor look at the proposed site but did not ask them to submit a bid since at the time there was uncertainty about whether there would be money to proceed with the project. It was discussed that while we had contractors preparing bids for the culvert replacement several of them were informed of the safe zone project and invited to provide proposals but none had, primarily because they needed more information (cut and fill quantities). Boyd Clayton agreed to prepare a topographic map of the area from which quantities could be estimated to help with the bidding process in a few weeks. Larry Sanders expressed hope the project could still be completed this fall. Mark Henderson agreed to continue pursuing interested contractors and securing bids once the project quantities were better known for construction either this fall or next year.

In-kind Hours Reporting - Larry Sanders reported that it was his understanding very few hours of fire prevention work have been reported. Questions were raised regarding the report because Garrett Lowe has been active at each Causey function helping people enter hours and/or teaching people how to do it. Larry emphasized that it was important to have the hours reported so we will continue to qualify as a fire wise community, be favorably considered for continuing chipping, and can qualify for grants if any become available. Boyd agreed to send an email encouraging lot owners to get their hours reported by November.

Liability Insurance - Brian reported he has been asked to docusign the liability insurance policy as President in the next few weeks. The policy renewal is slightly more than last year but is within budget.

Garrett Lowe entered the meeting at this point.

Water System - Boyd reported about \$10,000 had been spent on water projects this year mostly on rebuilding air valves and boxes. At this point the system is ready for winter but there is some other work that could be done this year if there is money available. Garrett raised the issue of cleaning out tank 1 and fixing the rusting inlet and overflow pipes. It was discussed that this was important maintenance work that needed to continue to be done but some plumbing configuration changes at tank 1 and a solution to replace the rusting pipes needs to be worked out before the work is started. It was agreed to pursue preparation work so tank cleaning and repair could be accomplished next year.

Springs Property - In discussions with the property owner where tank 1 is located, Larry reported the owner did not wish to sell the property where our water infrastructure is located but is interested in trading some property with Causey. It was discussed that although an easement for the water system is reserved in favor of Causey, the easement is not well described and to avoid future problems Causey should record a more precise easement. Larry will continue to discuss what is contemplated in a trade with the property owner. Boyd and Dave will look at a methodology to identify where Causey pipes are located so a better description can be created.

Rules and Fines - Brian handed out fine and rules information from the Sunset HOA as a model for Causey. Larry suggested we likely need more legal help with this subject and suggested the attorney providing legal assistance to the Association be contacted and asked to help the board establish rules and mechanisms to collect fines when the rules are violated.

Budget - Lynn explained that expenditures thus far this year were well within the approved budget. It was stated that expenditures have purposely been limited as was stated as the plan in the annual meeting due to the uncertainties created by the wetter than anticipated winter. That strategy has left Causey in a good position to address the culvert that failed this spring. There is \$20,000 in the road budget, about \$10,000 in the water budget, and about \$10,000 in the fire budget which is unspent and is available if needed to repair the culvert.

Culvert Repair - Bids were requested from over 10 contractors for the culvert replacement project. Written bids from three contractors have been provided to the Association. They were presented to the board for review. After discussion the board decided unanimously to accept the low bid and have the contractor proceed as soon as possible. Mark will work with the low bidder to get the project completed.

The meeting adjourned at 8:30pm