
Causey Board Meeting

Date: Monday, May 13, 2024

Time: 7:00 pm

Location: Weber County Library - Washington Terrace

Attendees

Garrett Lowe, President

Mark Henderson, Vice President

Sheri Hardy, Secretary

TJ Harper, Member

Larry Sanders, Member

Others: Mickie Elmer (Owner), JayDee Horne (Owner), Paula Harper (Owner), Jerry Hardy (Owner, ARB Committee-Chair), Lynn Wood (Owner, Accountant)

Agenda

Last Meeting Follow-up

1. None at this time.

New Business

1. Budget Update - Lynn Wood, Accountant
 - a. The CD expired today @ \$65,000. Lynn suggested moving \$50,000 to the checking account and the rest back to a CD. He said the best time of year to do this is November, when we have a high cash flow due to incoming dues and usually few expenses. Causey receives up to \$100 in tax-deferred interest, and anything more than that is taxed at 30%. It was decided this would be discussed when we are closer to November.
 - b. Lynn said we need to update the capital reserve plan, since it is about 3 years old. Lynn explained what the capital reserve should include. Garrett said he will talk to Mark about getting the capital reserve plan updated.
 - c. NOTE: Later in the meeting, Garrett asked about putting the funds into a Money Market instead, so there is more flexibility with access to funds. Garrett asked Sheri to contact Lynn. Sheri will send Lynn and email and include all board members in the conversation.
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2. Springs Road and JayDee's property

- a. Some discussion regarding the chain that was installed across the road last year. It will be (or has been) removed and not replaced.
- b. Garrett asked JayDee Horne (Causey and neighboring property owner) if he would be open to a land swap or selling of the land to Causey where Causey tanks and water system are located, as well as access to those areas. JayDee said he would not commit to either at this point.
- c. Sheri suggested an easement that would convey with the property, rather than the owners. Easement would include access for JayDee across Causey common ground (ie part of the road leading from current gate location to where JayDee's property begins), as well as Causey easement right-of-way to access and maintain all parts of Causey water system that are on JayDee's property. This easement would be reviewed by legal counsel, signed by all parties, then recorded with the County so it is legal and binding and could not be undone unless both parties agree. This seemed to be an amicable solution so more information will be explored.
- d. It was suggested that an approximation of how much land is involved (road, access, springs, tanks, waterlines, etc) be determined using a variety of means (GPS, GeoGizom, aerial) in order to further explore land swap, sell/purchase, or easement.
- e. This discussion will be ongoing and Garrett committed to JayDee that JayDee will be included in all discussions relating to this topic for the sake of transparency and open communication.
- f. It was discussed that a double gate (similar to that snowmobile gate installed by JayDee between his property and the Ranch) may be installed where the current gate is located near the main Causey road, just above lot 3.
 - i. JayDee will maintain a lock on the chain, as will Causey, in a manner that will allow JayDee unimpeded access to his property, as well as Causey water-related access to continue unimpeded.
 - ii. Based on a Board vote March 2016 and discussion by the current Board, it was agreed that only the Water Committee Chair (currently Dave Hill) and the Board Member over water, (currently TJ Harper) will have access using the Causey lock.
 1. Any other parties who are necessary to help repair, maintain, etc. will be communicated to JayDee.
 2. In the event of an emergency, it will be communicated to JayDee as soon as possible who will be involved.

~~3. Common ground encroachments (#121 & #135)~~

- a. Tabled for future meeting due to time constraints

4. June Workday (8th)

- a. What jobs/tasks are needed?
- b. When to send out first communication to owners?
- c. Sheri will have to stay at the fire station this go-around
- d. **Discussion:** Sheri will compile a list of jobs, based on previous workdays, then share it with the rest of the board for updates and changes. As soon as the job list is ready, Sheri will send an email to owners for sign-ups. TJ and Garrett won't be available for workday due to prior commitments.

5. June Spray Day (12th)

- a. Discussion: Sheri will send out an email to owners reminding them about spray day, and to start collecting sign-ups or who will be participating. Sheri will contact Morgan Mendenhall to coordinate as needed and include all board members in those communications.
- b. TJ said the helipad will need to be sprayed on workday since it is very overgrown.

~~6. Committee goals—what are we going to work on this year in regard to each committee?~~

- a. *Tabled for future meeting due to time constraints. Some of this was covered in updates from each board member.*

7. Updates re committees

- a. ARB - Larry and Garrett will continue working with owner of #66 re mitigation & compliance. Further discussion is needed regarding 121 and 135.
- b. Fire - focus of discussion was about Phase 2 Safety Zone
- c. Roads - see notes below re: info from Mark re various roads projects
- d. Security - nothing was discussed
- e. Water -
 - i. A brief discussion regarding efforts to reduce sediment build-up in the tanks. It is probably time to clean-out the tank again. Water is being diverted to help flush-out sediment

- ii. A new ladder was supposed to be constructed to improve safety and aid in cleaning out the tank, but it hasn't been done, yet. TJ will coordinate this.
 - iii. [Dave's water test invoice](#)
 - 1. TJ will work with Dave re: more detailed information on future invoices for the sake of transparency.
 - iv. Item to note: We all appreciate the time, effort, and dedication to everyone who serves Causey, and compensation must be equitable. Other committee chairs, owners, board members do not get paid for fuel and travel time.
- ~~8. Updates re lots 66 & 67 (same owner)~~
- a. Tabled for future meeting due to time constraints. There was a very brief discussion to inform new board members of the historical information related to these lots.*
 - ~~b. Non-compliance~~
 - ~~c. Mitigation~~
- ~~9. Nightly, weekly, and other short term rental violations~~
- a. Tabled for future meeting due to time constraints*
- ~~10. ATV/UTV driving that tears up roads~~
- a. Tabled for future meeting due to time constraints*
- ~~11. Necessary discussion between quarterly meetings~~
- a. Tabled for future meeting due to time constraints*
 - ~~b. When, how, what~~
- ~~12. Communication with the Association~~
- a. Tabled for future meeting due to time constraints*
 - ~~b. Who, what, when, why, how~~
13. Roads (based on email from Mark Henderson and meeting discussions)
- a. ConRock is scheduled to start the work from the main gate to the fire station, including grading and road base. Mark said they are planning to bring 5 loads of rotomill. Sheri pointed out that, based on previous work, more material will be needed in order to be effective. If the material is too thin, it will not sustain--similar to the problem Causey had with the thin layer of rotomill that was put down in the same area a few years ago. Garrett asked

Mark to talk to ConRock about more materials, and Sheri said she would try to find the info about how much material was put down last time.

- b. Up Construction will be fixing the picnic road and shooting area road. They delivered their tractor today to the worksite. Sheri asked what needs to be done on the shooting area road, and it was reported that part of the hillside has sloughed off. The picnic road has very deep ruts and is impassable in areas due to run-off from 22-23 winter.
- c. Kilter Construction (who did the culvert work last year) will be starting the safety area in phase 2 in one month. Mark indicated that he and Boyd Clayton had been up there and staked where the work should be done.
- d. **See Note below re: Fire Safety Zone**

14. Fire Safety Zone in phase 2

- a. **NOTE:** Prior to Mark's arrival, there was discussion regarding the safety zone in phase 2. With input from board members and owners in attendance, it was determined that two different locations options warranted further discussion and investigation to better determine which would be most viable and cost effective. Mark, Larry, JayDee Horne, and Jerry Hardy will coordinate a day/time to meet at Causey and then update the board so a decision can be made by the board in its entirety regarding where the safety zone will be completed. When Mark arrived, he was apprised of the discussion and decision.

15. Dust guard truck and sprayer purchase discussion

- a. Carl Frazier, who used to do the dust guard application, is retiring and contacted Larry regarding Causey purchasing his truck and equipment. There was discussion re: maintenance, insurance, etc of a truck. It was decided that more information was necessary before a decision could be made about whether or not to move forward with this discussion. It was decided that Larry would talk to Carl Frazier about purchasing just the sprayer. A trailer would have to be built or a truck rented when needed. The dust guard tank is full. A water truck will have to be rented to wet down the roads if it does not rain before applying the chemical. Larry will update the board when he gets more info.

16. In-Kind Hours discussion

- a. Paper copies at the fire station during work day?
- b. Sheri can help owners fill out online if given access to the wifi at fire station
- c. **Discussion:** Sheri will have forms during work day and assist owners in filling them out, then she will enter the hours online.

17. Causey Credit Card

- a. Larry will get with Bryan Hennefer (former board member) regarding the Causey credit card, then it will be determined who should have a card.

18. Culverts & Stop-Waste Valves

- a. Sheri asked for an updated list of which properties still need sw valves and/or driveway culverts so she can update title companies re: closing/transfer requirements.

Notes

- None at this time

Action Items

1. Money Market Account
2. Safety Zone
3. Springs Gate & Lock
4. Needed material for road work
5. Workday Tasks
6. Easement related to Springs & neighboring property
7. Dust guard truck and sprayer - more info

Next Meeting Agenda Items

1. See items that were tabled during this meeting.