
Causey Board Meeting

Date: 08/15/2024

Time: 4:30 pm

Location: OakGrove School - 1325 Washington Blvd, Ogden, UT

Attendees

Garrett Lowe, President

Mark Henderson, Vice President

Sheri Hardy, Secretary

TJ Harper, Member

Larry Sanders, Member

Others: Lynn Wood, Jeff & Kasey #36, Brian & Jennifer #90, Ralph & Georgi # 95, Michael & Berta #75

NOTE: meeting recorded by: TJ Harper


Agenda

Executive Session (4:30-5:00 pm)

Board members only - tabled until after General Meeting due to time constraints


Last Meeting Follow-up (5:00-??)

1. Motion to add Budget discussion to agenda. Unanimous approval.
 - a. Lynn discussed YTD (attach budget shared by Lynn)
 - b. Water is over budget due to repairs.
 - c. Should some of the Road budget be moved to water to offset?
 - d. Suggested 100k in capital reserve to cover unplanned/emergency expenses. It's at appx 45k right now.
 - e. In regards to water, Lynn suggested fixing things as we go and ID things we need to address each year.
 - f. As far as Lynn knows, we've never had to levy a special assessment, but if something significant happens, it's a possibility
 - g. He says we are in good shape right now
 2. Approval of Board Meeting Minutes from May 2024.
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- a. Tabled until Executive Session Board discussion takes place after this meeting.
 3. ~~Capital Reserve Plan~~ - not discussed - move to next quarterly Board meeting.
 - a. ~~Garrett was going to talk to Mark about this.~~
 - b. ~~What has been done?~~
 - c. ~~How can we all help?~~
 4. CD Funds
 - a. Would a Money Market be better?
 - i. Sheri sent an email to Lynn to get more info
 - ii. [Link to email](#) for review
 - iii. Board voted and approved that Lynn continue the current cycle of depositing funds into a CD in November that will then mature in May 2025.

Roll-over Topics from May 2024 Meeting

1. Common ground encroachments (#121 & #135)
 - a. 121: Mark did find the hydrant and it is closer to phase 3 road.
 - i. It was suggested by an owner that the current access be cut-off. The Board agreed that owners should be given the opportunity to mitigate the issue before that option is considered, due to the possibility of unknown circumstances.
 - ii. Larry will touch base with the owner to see what their plan is.
 - iii. Owners will have until Sept 30th to mitigate the problem then fees will incur in the amount of \$300, then an additional \$300 every 10 days after that. Included monthly interest at the rate of 12% per annum until mitigation has occurred and then paid in full.
 - b. 135: meet with the County again and try to get more info for land swap if possible. Mark and Sheri will go, then update the Board
2. Progress re #66 mitigation and non-compliance.
 - a. What has been done?
 - i. Sheri briefly shared the history of the noncompliance
 1. Work done by the owner and/or owner's contractor significantly beyond the scope of what was originally approved by ARB.
 2. Driveway run-off issues causing problems with Causey road and run-off ditches.
 3. Encroachment on a neighboring property that was resolved by this owner purchasing the other lot.


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4. Board previously agreed to waive 50% of the accrued fines and interest after an agreement was reached with the owner for mitigation that has not occurred to date.
 - ii. During April meeting, Garrett and Larry said they would reach out to owners to get this moving forward again.
 1. To date, owner has not responded to calls and/or emails.
 - b. The Board discussed next steps and agreed legal counsel should be contacted and asked to pursue legal options, including but not limited to a lien on the owner.
 - i. Sheri will contact Burt, attorney for next steps and to explore lien.
 3. Phase 2 evacuation area - what has been done?
 - a. Update from Larry - it's done and amazing. If there is a fire that is where phase 2 owners will meet.
 - b. Evacuation areas should not be referred to as "safety areas" because that could be construed as a guarantee of safety in the event of an emergency.
 - c. Larry shared that someone tore the area up a bit with an ATV of some sort. If it needs raking, that could be done on work day.
 4. Phase 1 evacuation area (motion was approved to add this discussion item to agenda)
 - a. It needs road base, since it was never put down.
 - i. It will require unanimous approval by the Board since evacuation area projects are already over budget.
 - ii. Mark will get a bid from Kilter. Once the bid is received, Board will vote on the added expense.
 - iii. When will we look at having materials delivered and how will they be spread?
 - b. Access needs to be widened during a workday project before materials are brought in.
 5. Livestock at #95
 - a. Larry spoke to them on workday. What has been done? Are the animals still there?
 - i. Owners provided documentation from the County.
 - ii. Board referred to email with County info in email from June 4, 2024.





- b. It was discussed with the owners, and the Board agreed owners will present a plan to ARB that includes all aspects of their project no later than September 30, 2024.
- c. Once plans are submitted, a site visit from the ARB will be necessary before the project may be approved. (Contingent on weather conditions.)
- d. Owners requested a deadline for completion of November 2025, but the Board discussed and agreed that owners will have until Sept 30, 2025 for completion of the approved project.
- e. It was brought up that per County zoning, no keeping of animals (or structures for maintaining said animals) within 75 feet of a structure such as the cabin or another dwelling is permitted.
 - i. Owners said the structure is a shed so that does not pertain. Board discussed and determined it would be a County issue if it comes up.
- f. Owners were reminded they would need a land use permit for any structure, and they were reminded about setbacks for structures.
- g. Owners asked about fencing materials, since governing documents require that fences be “constructed substantially of natural wood.”
 - i. No wire of any kind is to be used due to potential endangerment to wildlife.
 - ii. Fence may not impede the natural migration/travel of wildlife.


New Business

- 1. Updates re committees
 - a. ARB - reminders about how to go about getting plans submitted and approved for any and all projects.
 - i. This includes exterior improvements to structures, as well as grading, landscaping, etc.
 - b. Fire - In a Stage 1 fire restrictions currently.
 - i. Reminder we will follow County fire restrictions.
 - ii. Only use approved fire pits.
 - iii. Reminder that even a fire pit location needs to be approved by ARB before installed
 - c. Roads -
 - i. Has rotomill been put down? If so, how much and when?

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1. No new material has been purchased. There was some discussion regarding road base vs. rotomill that has been used in the past. When necessary, the Board will discuss what type of material should be used before any new material is purchased.
 - ii. Per Mark, ConRock graded 90% of Causey roads and rearranged existing material. They created crowns to help with run-off. We haven't bought any new material.
 - iii. It was discussed by the Board and agreed that no further road work will be done this season unless required due to unforeseen circumstances.
 - iv. Dustguard??
 1. About 40% of the chemical that is in the tank has been put down.
 - a. We need some good rains in order for it to adhere and be effective.
 - b. As in the past, a water tender may need to be rented in order to wet down the roads sufficiently.
 2. Is it worth putting it down this late in the season? Board voted re: dust guard application and it was agreed that dust guard would be postponed until next season.
 - v. Road from the gate to the fire station is not in good shape according to several owners.
 1. Mark said from gate to lower switch back is in good shape, but very rough (washboarding) from upper switchback to fire station.
 - a. It helps slow down traffic, which in turn helps to preserve the road conditions..
 2. Per Board discussion and vote, no further grading this season.
 - vi. An updated list of properties with/without required culvert pipes needs to be shared with Sheri so she has the information when contacted by title companies.
- d. Security -
- i. Update on new lot number signs.
 1. TJ contacted Russell to approve the lot number signs.

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2. Russell will gather more info, pricing, and samples , then present to the board.
 3. Installing new signs will be a June 2025 workday project.
 - ii. Explored idea of a new lock system.
 1. Suggested requiring mandatory changing of codes, but the Board did not approve this discussion item.
 2. Further discussion needs to be had by the board.
 - e. Water -
 - i. What has been done re a new ladder since our last discussion in April?
 1. It was supposed to be constructed to improve safety and aid in cleaning out the tank, but it hadn't been done, yet.
 2. TJ will coordinate this.
 3. Board agreed that an aluminum ladder would be purchased and stored at the fire station to use as needed.
 - ii. Notifying owners re: planned work ahead of time when possible.
 1. Board agreed that prior notice will be emailed to all owners prior to scheduled maintenance, but can't always happen in the event of an emergency.
 2. An owner had damage to a pump due to recent work and asked for compensation.
 3. Board agreed that owners are responsible for their own repairs. TJ will contact the owner to ask for a cost estimate but at this time the board is of the opinion that the Association will not cover the cost.
 - iii. An updated list of properties with/without required stop-waste valve needs to be shared with Sheri so she has the information when contacted by title companies.
 2. Invoicing charges
 - a. Item to note: We all appreciate the time, effort, and dedication to everyone who serves Causey, and compensation must be equitable.
 - b. Other committee chairs, owners, and board members do not get paid for fuel, calls/emails, nor travel time.
 - c. Discussion tabled until Executive Session discussion can occur.
 3. ~~Fee Schedule~~ - discussion tabled until Executive Session discussion can occur.

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4. Causey Debit Card - should more than one person have one?
 - a. Larry currently holds the debit card that is in his name.
 - b. No changes were discussed or voted on at this time.
 5. Nightly, weekly, and other short-term rental violations
 - a. It has been brought to the attention of owners that there are properties being rented short-term, and this is not allowed by the County.
 - b. Reference Causey documents (Article VIII 8.2 Single Family:
 - i. "Neither the Lot nor the building thereon may be used in any way for commercial purposes."
 - ii. County definition of commercial: Sen 101-2-4 C: the term "commercial use" means an occupation, employment or enterprise that is carried on for profit by the owner, lessee or licensee."
 - c. Discussion: Should we amend documents to prohibit rentals.
 - i. This would require 51% of owners to vote and approve the amendment.
 - d. Per previous Board resolution, no rentals shorter than 30 days are allowed within Causey.
 6. ATV/UTV driving that tears up roads.
 - a. We are all responsible to police/manage our guests.
 - b. There was some discussion regarding the possibility of developing ATV trails.
 - c. When this has been discussed with owners in the past, there was significant pushback. However, ownership has changed significantly since then.
 - d. Proposed that access be created between phase 3 and 1, as well as between phase 2 and 1.
 - e. Many owners currently avail themselves of the fire break and access roads.
 - f. Sheri suggested the idea of a dedicated ATV trail/road that parallels the main road in phase 1 from the fire station to the fork in the road at Skull Crack, potentially following the route of the old road.
 - g. Further discussion is needed - perhaps during the annual meeting in April.
 7. Necessary discussion between quarterly meetings
 - a. Timeliness of responses
 - b. Tabled since further discussion can take place electronically.
 - ~~8. Communication with the Association - tabled until a future date~~

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- a. ~~Who, what, when, why, how~~
9. Workday projects and potluck
 - a. Open up and improve pipeline road from 3 springs to 1.
 - b. Improve trail to tank 2.
 - c. A list of projects will be compiled and shared with owners. It will include the standard projects that are always completed.
 - d. Brian is going to cook pulled pork for the potluck. Thank you!
 - e. Owners will be asked to bring dessert and side potluck items.
 10. Larry will contact RMP re the current work that is being done as they install new poles below the fire station
 - a. They are disturbing/ruining our culverts and run-off ditches, then share the info with the board.
 11. Next Board meeting will be sometime in November. Date to be determined.
 12. Proposal to adjourn approved.

Notes

- None at this time

Action Items

1. Need to get a list of workday projects to Sheri soon so owners can start planning.
2. Larry to contact RMP
3. Sheri & Mark to visit County re: #135.
4. Larry to contact owners of #121 re mitigation needs.
5. Purchase ladder for tank maintenance.
6. Sheri will email website updates to Boyd.
7. Sheri will email Lynn re budget items.
8. Sheri will contact legal counsel re #66
9. Compile list of non-meeting business items and email to Boyd to post on website.
10. TJ will contact owners re: private water system damage.
11. Update lists re: sw valves and driveway culverts.

Next Meeting Agenda Items

None at this time.