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# Causey Board Meeting - Open Session

Date: March 17, 2025

Time: 6:30 pm

Location: Weber County Library Southwest Branch - 2039 W 4000 S, Roy, UT 84067

## Attendees

Mark Henderson, President

TJ Harper, Vice President

Sheri Hardy, Secretary

Brian Hennefer, Member

Larry Sanders, Member

Others: DJ Lindberg, Santos, Boyd Clayton, Heidi Jackson, Craig Hall, Colbys, Tom Bartlett, Jeff Miller & Kasey Ritchie


## Agenda

### First Order of Business

1. Review of minutes from [November 2024 meeting](#)
  - a. Voted on and ratified by Board

### Discussion Topics

1. Annual Meeting Date & Location
    - a. Wed, April 16, 6 to 8 pm
    - b. Weber County Library Southwest Branch - 2039 W 4000 S, Roy, UT 84067
    - c. An agenda and copy of the proposed budget will be sent out before the meeting.
  2. YTD Budget Review & Proposed 2025 Budget for Annual Meeting
    - a. Water will be the main focus of the budget.
    - b. More information will be shared prior to the Annual Meeting next month
  3. 2025 Annual Meeting Elections
    - a. Two seats on the Board are up for election - both current Board members will be seeking reelection
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- i. These are not “positions” on the Board--they are seat/spots on the board
    - ii. More information will be sent out via email prior to the annual meeting. In the meantime, if an owner is interested in running, please contact Sheri Hardy (Board Member) for more information
      1. [slhardy96@gmail.com](mailto:slhardy96@gmail.com)
      2. 308-279-8044
  4. 2025 HOA dues collection update
    - a. 100% collection completed for 2025 HOA dues.
  5. 2025 Workdays & Potlucks
    - a. June 21
    - b. September 13
    - c. A potluck is tentatively scheduled for the evening of *both* workdays, both the one in June will be tentative, depending on the weather. More info will be shared as the time gets closer.
  6. Water - TJ Harper
    - a. Other than in very few areas, our water infrastructure is 50+ years old and requires extensive repairs/replacement. Rather than doing temporary fixes, we are replacing and properly installing valves, lengths of pipe, connections, etc.
    - b. A significant portion of the 2025 budget will be earmarked for water infrastructure.
    - c. More info will be shared at the annual meeting.
    - d. There are still a few lots without water, but water has been restored to the majority of the properties.
    - e. Thank you to those who have been working to keep our water system functioning.
  7. Security -
    - a. New Lot Number Signs
      - i. Required by Weber County Fire to help identify properties.
      - ii. They have been ordered and will be installed during the June workday
    - b. Webcams

- i. Every effort is being made to make the pictures from the fire station and kiosk more accessible.
- ii. A link has been shared that will enable access to the live feed, but not the store of pictures
- iii. Thank you for your patience and understanding

#### 8. Roads & Dust Guard


- a. As of right now ConRock is tentatively scheduled to grade throughout Causey twice this year. It will be contingent on budget availability, but they will definitely grade from the main gate to the fire station. More info will be shared as it becomes available.
- b. Dust guard *may* be applied from the main gate to the fire station, depending on budget availability and the ability to find a contractor who will be able to apply it in a timely manner while the roads are drying enough to drive on, but still wet, in order to help with chemical absorption. More info will be shared as it becomes available.

#### 9. Fire

- a. Phase 3 evacuation/safety area
  - i. When roads are passable, Board Members and others who are involved will explore different areas in phase 3 for an evacuation area. It was discussed that more than one may be needed, but only one can be done each year due to budget constraints.
  - ii. It was also discussed that another evacuation area at the top of phase 1 may be needed.
- b. Inspection Requirements
  - i. A new Bill was passed that will require Weber County Fire to inspect all recreational properties for fire mitigation compliance.
  - ii. More information is being gathered and will be discussed during the annual meeting in April

#### 10. ARB

- a. Reminder to submit all projects, no matter how small, to ARB for review.
- b. There is a new County Code Enforcement person, and she has shared a lot of very helpful information.
- c. There are codes the County has in place that could affect some Causey owners (ie RV/trailers on properties), but it is the responsibility of owners to confer with the County to ensure compliance. Causey governing documents



may not supersede County zoning and codes, but our governing documents may be more restrictive than County zoning and codes.

- d. If in doubt, ask!

#### 11. Misc

- a. Weed Spraying
  - i. Usually occurs the Wednesday before June workday, but nothing is definitive, yet.
  - ii. More information will be shared as it becomes available.