
Causey Board Meeting - General Session

Date: Monday, August 17, 2026

Time: 5:30-6:30 pm

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

Attendees

Larry Sanders - President

Sheri Hardy - Vice President

Mark Henderson - Secretary

TJ Harper - Board Member - excused

Jeff Miller - Board Member

Others: Lovell 35, Kelley 144, Vest 120, Ritchie 36, Call 90, Rizley 100

Agenda

New Business

1. Update on reimbursement for main gate damage.
 - a. Board is still working on reimbursement. TJ and Larry will continue working on it by reaching out to the Deputy who was the original point of contact, and by working to get insurance information.
 2. Budget Update
 - a. Discussion: Lynn Wood was not able to attend, so he will send an update as soon as he is back in town and able to do so, then it will be shared with owners.
 3. Non-Compliance Items:
 - a. Reminders to all owners about project submittal and approval process
 - b. Property Damage @ Fire Station - a non-compliance fine has been assessed.
 - c. Non-compliance fines have been assessed to two other property owners for various reasons.
 4. Proposed Projects
 - a. Larry Sanders has proposed replacing the current speed limit signs with new ones that are larger, as well as reflective and easier to see in the dark. This project was unanimously approved by the Board.
 - b. Adding a sign at the beginning of the trail that leads up to the shooting area (located between lots 94 & 95). The entire trail is designated for ATVs and UTVs only. Travel by larger vehicles causes the dirt to slough off the hillside, causing the travel area to decrease in width. There is not enough room for vehicles to pass. Please remember to comply with this designation. This project was unanimously approved by the Board
As a reminder, the shooting area is NOT open for the discharge of firearms of any kind. However, the trail is open for ATVs and UTVs.
 - c. An owner proposed having a contractor cut dead trees down in common areas. Information that has been obtained indicates this will be a very expensive project, but it is one worth exploring. The Board will gather more information,
-

and it will be discussed with the Association during the annual meeting in April before any decisions are made.

5. Sheri has requested updated lists of which properties still need sw valves and/or driveway culverts so accurate information is available to relay to title companies re: closing/transfer requirements.
 - a. Jeff Miller (Roads) previously shared the culvert doc and will share the updated list.
 - b. Waiting for input from the Water Chair & Board Member
6. ARB Projects - Sheri
 - a. Owner asked about a gate at their lot.
 - i. Reminder it has to be approved by ARB, and the property line needs to be identified since properties don't start at the street--there is a setback.
 - ii. If the gate is locked, emergency personnel won't enter, not even in the event of a fire.
 - b. Reviewed necessity to submit projects to ARB for review and approval. When in doubt, ask.
7. Fire - Larry
 - a. Evacuation Area for Phase 3 is underway - across from lot 146, then slightly north
 - b. Additional Phase 1 Evacuation Area still being discussed.
8. Roads & Dust Guard - Jeff
 - a. Jeep trail has been regraded and repaired, per Larry's request
 - b. Roads were in great shape after all the grading that was done, but excessive speed and not using 4WD, as well as run-off from recent storms, has contributed to washboarding on the roads. Please slow down!
9. Security - Mark
 - a. Gate Operation Issues
 - i. It seems to possibly be related to heat, as well as the gate sagging from people riding on it as it swings open/closed.
 - ii. Remember that it takes a few seconds for the info to go from the gate to the radio at the fire station, then back down to the gate.
 - iii. The red light on the keypad indicates power, and has nothing to do with whether or not a code is working
 - b. It was discussed and approved by the Board that the name of this committee will no longer be "Security". This area of Association business will now be referred to as "Neighborhood Watch".
10. Water - TJ (tabled due to TJ being excused)
 - a. Update on recent projects and repairs
 - b. Spring Protection Plan for Springs
 - c. Other Discussions:
11. September Workday & Potluck- Saturday, Sept 12, 2026
 - a. Cancelled due to road closures
12. Work Days & Annual Meeting Date for 2027:
 - a. Annual Meeting: Wednesday, April 14, 2027
 - b. Workdays & Potlucks: Saturday, June 12th and September 11th.

13. Road Closures - Larry

- a. Several entities are working (construction, forestry, County, State, etc) and coordination isn't always easy. It's going to take quite a while to build a new culvert, since it has to be done in place.
- b. An email was sent out to Causey owners regarding the closures and delays. Should have an exact start date by Wednesday or Thursday of this week, and info will be shared.
- c. The contract for all of this work expires October 2027.
- d. They will stop this year when weather gets prohibitive, then start again in the Spring as weather allows.

14. Questions about chipping and in-kind hours (send email directions)

- a. We are eligible for a chipping crew to come to Causey, but it is highly unlikely due to all the wildfires this season. If the Board hears a chipping crew will be coming to Causey, the information will be shared with everyone.
- b. Instructions for submitting In-Kind hours will be emailed to everyone. Since we won't have the hours from the September workday, it's imperative that we all submit hours this year so we can maintain our Fire-Wise Community designation, which makes us eligible for various grants and services.

Notes

NOTE: Miscellaneous items to add to discussions will require a motion and majority Board vote to add additional items

Action Items

1. Email directions for in-kind hours
 - a. Here is the direct link:
https://scribehov.com/o/Jl1zzRXdR5m0HTnfKwu7Rg/viewer/Causey_Estates_In-Kind_Hours_Submission_Instructions__K22pmdcBS_-0Z_hn71qC6A
2. Budget update
3. Gate replacement reimbursement