

Causey Lot Owners Association Annual Meeting - ***Minutes***
Held: Thursday, April 28, 2022 @ 6:00 pm
Weber County Library - Roy Location
2039 W 4000 S, Roy, UT 84067

Greeting and Welcome – Larry Sanders

Did we meet our quorum of 20%, or 31 properties represented? YES NO How many? 59
(including proxies)

Introduction of Board Members and Committee Chairs – Larry Sanders

Board Members

President:	Larry Sanders	(Fire)
Vice-President:	Sheri Hardy	(Architectural Review Board)
Secretary:	Mark Henderson	(Security)
Board Member:	Boyd Clayton	(Water)
Board Member:	Brian Hennefer	(Roads)

Committee Chairs

Fire:	Dale Toone	
ARB:	Jerry Hardy	
Security:	Russell Kuck	
Water:	Dave Hill	
Roads:	_____	(If you would be interested in assisting with this committee, please contact Brian Hennefer)

Russell Kuck led a discussion regarding Starlink.

- All owners who have installed it are happy with the speed and consistency.

Introduction of New Property Owners – Sheri Hardy

Guest Speakers:

- Captain Rick Cooper - Weber County Fire Warden
 - He went through the online in-kind hours submission process.
 - An email will be sent out with directions and the direct link to submit hours.
 - Please work through Larry Sanders for questions, comments, and concerns.
 - Questions were asked about fire restrictions related to different levels of restrictions (ie chainsaw use)
 - Chipping was discussed. It will be done, if crews and funds are available.
 - Restrictions were discussed. Rick indicated that restrictions at all stages of fire restrictions are at the discretion of fire personnel.
 - To burn piles, a permit should be requested - contact Larry.
 - Rick is not opposed to large piles being burned during winter, but suggested the Association be notified first, as well as the local fire department.
 - An owner asked if the Association could put restrictions in place before Weber County in order to better protect our community.

- Russell Kuck and Larry Sanders believe we have some leeway in our governing documents to do this when/if necessary. Sheri Hardy will look into this and include relevant information in the minutes.
- Though not discussed during the meeting, the following verbiage regarding this topic can be found on page 14 of the governing documents:

6.9 Association Rules. The Board, from time to time and subject to the provisions of the Governing Documents, may adopt, amend, repeal and enforce Rules governing: (a) the use of the Common Areas; (b) the use of any facilities owned by the Association, including any target shooting areas; (c) the use of allowed firearms and/or other weapons within the Project; (d) the collection and disposal of refuse; (e) the maintenance of animals in the Project; (f) the implementation of fire safety policies or rules, including the seasonal restriction of shooting consistent with Weber County policies, open fires, fireworks and other fire causing dangers; (g) collection policies and procedures; and (h) other matters concerning the use and enjoyment of the Property and the conduct and safety of residents, as deemed necessary by the Board. The Rules may supplement, clarify and add detail to issues addressed in Governing Documents. However, the Rules may not contradict the Governing Documents.

- Sean Harwood, Ogden District Ranger
 - He shared information about the changes and improvements that will be taking place around the reservoir.
 - It is a joint effort of Federal, State, and County work.
 - Causey will eventually be a day-use fee area. They will work with Causey lot owners on how to mitigate this since Causey owners won't have to pay the day-use fee to access their properties.
 - The cost of the Causey Reservoir projects was discussed.
 - Projects will include Federal Highway Administration, Weber County, and the Bureau of Reclamation.
 - BOR will be doing bridge work.
 - Plans are in place to pave from the road to the look-out , but may eventually expand to the Causey gate.
 - Discussions about widening the spillway for access of large equipment are being conducted.
 - NOTE: there was an article in the Standard Examiner that has more information. It can be found [HERE](#).

Grants and In-Kind Forms (Online) – Larry Sanders

- This was discussed at length during Rick Cooper's presentation. We need to continue submitting our in-kind hours (online) in order to maintain our Fire Wise certification and to make us eligible for future grant funds.
- The process for submitting in-kind hours will be sent out soon. Please contact Larry if you have any questions.

Weed Abatement - Sheri Hardy

- We do not have grant funds for this, but we will still be holding a weed spray day Tuesday, June 14 @ 8 am at the fire station. More info will be shared as it becomes available.
- Information from Morgan Mendenhall
 - [Causey Notes](#)

Board Elections – Sheri Hardy (for Mark Henderson, Secretary)

- *Elections were not held, since the current board members whose seats were up for reelection ran unopposed.*
- ~~Anyone running for a seat on the board will be asked to address the owners before voting is opened.~~

- ~~Seats on the board are open for election; positions on the board are determined by the board members on an annual basis.~~
- ~~**One vote per lot, even if there are multiple owners.**~~
- ~~A representative from each property will be asked to cast a written vote.~~
 - ~~You should have received a paper and pen when you arrived.~~
 - ~~You may choose to vote for only one person, or up to two. If more than two names are listed, the vote will be deemed invalid.~~
 - ~~Written votes will be tallied, and results will be announced later in the meeting.~~

Proposed Budget – Lynn Wood

- [Causey Proposed Budget](#)
- [Causey Balance Sheet](#)
- Discussions arose as a result of some budget items. These discussions are summarized later in the minutes.
- Budget Vote
 - Larry Sanders entertained a motion to approve the budget.
 - Doug Child made a motion to approve the budget.
 - Sy Santos seconded the motion.
 - Unanimous owner vote approved the proposed budget, as written.

Miscellaneous Discussions

- Security: Mark Henderson & Russell Kuck
 - Please remind your family and guests to not ride on the main gate as it is swinging open and closed. This makes the gate loose and more difficult to open/close.
 - Gate usage and operation has been steady.
 - If you need help with your gate code, please contact Mark Henderson or Russell Kuck.
- Architectural Review Board: Sheri Hardy
 - If you have any questions about whether or not your project needs approval, please ask.
 - County guidelines and requirements change often, and the ARB strives to stay up to date.
 - ARB has a good working relationship with the County, with contacts that are very helpful.
- Annual Dues: Sheri Hardy
 - Causey is 100% on collections for 2022 annual dues.
 - One property owner was sent to collections, but immediately paid when contacted by the attorney.
 - Annual dues have been 100% paid for the past 10 years, with the latest payment made in April of the relevant year.
 - Reminder that dues for the next year are always due on October 31st, and invoices are sent out by email.
- [Causey Fee Schedule](#) - Larry Sanders
 - There were questions about the site visit fee. Larry and Sheri explained that this is for when a project needs clarification through a site visit. It is not for things like fire pit inspections.
 - There were questions about the escrowed funds for stop-waste valves and culverts. Sheri explained the process.

- When a property is changing hands, Sheri or another member of the board, checks records to see if the property has a properly working stop-waste valve and driveway culvert (if required by Roads Committee determination).
 - If it is found that either of these required items are not in place, the title company is instructed to collect these funds, which will be disbursed as soon as the work is completed.
 - The title company is responsible for managing these funds, but will not disburse them without direct instruction from a member of the Board.
 - More information can be obtained by contacting any member of the board.
- [Safety Zone Creation](#): Larry Sanders
 - Requested by State and County firefighters to provide a safe zone for owners to gather in the event of an emergency.
 - It will be cleared in a manner similar to the helipad, and it will be approximately the same size.
 - Emergency responders will have GPS coordinates so they know where to locate owners in the event of an emergency, but particularly during a fire.
 - It will be in the approximate location of the old “wobble in the road” in phase 1, near access to the old shooting area.
 - More information will be provided as it becomes available.
- Roads, Culverts, & Dust Guard: Brian Hennefer & Joint Board Members
 - A main culvert pipe in phase 3, near lot 134, was clogged and causing runoff.
 - Brian did some work to clear the clog, but more work will need to be done to get it cleared.
 - This will most likely be a workday project.
- Water System updates, including 2021 water repairs: Boyd Clayton
 - It was pointed out that Causey's water supply comes entirely from springs located on lands not within the association. Therefore, our relationship with our neighbors is important and affects the efficiency with which we can operate and maintain the system. Members were asked to respect the property rights of our neighbors and not trespass.
 - Lot owners were reminded that our rights to use water do not include water for outside irrigation, and that the water which flows from our springs is not sufficient to support irrigation. Given the poor winter and dry conditions which likely will ensue this summer, there may be a temptation to use the Causey water system for outside irrigation. Please do not do that or we will have serious water system operational issues.
 - Cross connections were discussed, and owners were advised that even though Causey does not have multiple sources of water, the potential to contaminate our water supply still exists if you do not have an air gap between a water supply source from the Causey water system and tanks, tubs, or containers of water which would allow them to flow back into the system.
 - No Causey water system lines froze or broke over the winter so water projects pursued this year would be maintenance projects primarily aimed at restoring the condition of pressure reducing stations.
 - See other discussion summaries below.

~~Election Results (if needed) — Sheri Hardy (for Mark Henderson, Secretary)~~

- Elections were not held, since the current board members whose seats were up for reelection ran unopposed.

Other Discussions

- Water Repairs
 - There was lengthy discussion about repairs that were done along the main water lines on and near lots 56/57 Spring 2021. Boyd Clayton answered questions and gave his insight. Some information cited below is for informational purposes only, and was not discussed during the annual meeting.
 - Along the springs line that runs along Oak Circle, there were several places where the water lines froze and/or broke, preventing nearly all of phase 2 from having water.
 - This was done during winter/early Spring, while the ground was still frozen and roads still snow packed.
 - An owner asked who gave approval for the work.
 - Boyd Clayton stated he was not on the board at the time.
 - Sheri Hardy stated that it was not a unanimous or majority board discussion and decision--that it was discussed and decided on by only a few people, some of whom were not board members with the authority to make this type of decision.
 - An owner offered to have their backhoe operator drive the hoe to the location where work was going to be done. This owner was not involved in the supervision of the work, and he personally paid for the work.
 - When the pipe was replaced, it was not supported correctly, and it was buried with dirt and frozen material.
 - As the ground thawed, the dirt settled, causing the pipe to bend and break.
 - Repairs in this area had to be redone several times, resulting in significant cost.
 - These repairs caused significant damage to an owner's private property and was done within very close proximity to their septic system. Property was restored to nearly the same condition it was in prior to repairs, at Association expense.
 - Road work had to be done as a result of these repairs in order to restore the roads to pre-repair condition.
 - It was asked if the proposed water budget includes allowances for things like this.
 - It was explained that there is no way to know if significant failures like this are going to occur.
 - Contingency funds are in place to help defer some of these costs, and there is money in the Capital Reserve fund, if needed.
 - It was asked what plans are in place to ensure mistakes like this do not happen in the future.
 - Larry Sanders explained that lessons have been learned from these events, and while it was unfortunate, we cannot go back and do things differently.
 - An owner stated that at no time should anyone be working on the water system and lines who is not a licensed plumbing contractor who is qualified to do the work.
 - Larry Sanders assured owners that only licensed, qualified contractors would do work on the water lines/system--that other workers would be overseen by those licensed contractors.
 - Future repairs and projects will involve input from a variety of people, including qualified, licensed contractors.
- An owner asked about projects that have been proposed and discussed on Facebook.
 - Sheri Hardy reminded owners that the FB posts are not official Causey business--that it is a forum for open discussion and the sharing of information.
 - The owner asked if the projects could be discussed and voted on during tonight's meeting.

- Sheri said the projects/suggestions could be discussed, but not voted on, since we cannot put anything to a vote without notifying owners ahead of time about the potential vote.
- Sheri suggested the owner send requests for discussion and possible vote well before the next meeting, such as when information about an impending meeting is first sent out to all owners.

Important Dates to Remember – Larry Sanders & Sheri Hardy

- Saturday, June 4th @ 8 am – Work Day begins at fire station
- Tuesday, June 14th @ 8 am - Weed Abatement Spray Day
- Saturday, September 10th @ 8 am – Work Day begins at fire station
- Saturday, September 10th @ 5:30 pm – annual potluck at fire station *TENTATIVE*
- October 31st – 2023 HOA Dues due (same day every year)

Closing – Larry Sanders