

Carlin Bay Property Owners Association (CBPOA)

Board of Directors (BoD) Meeting

ESFD New Fire Station Hwy 97

18 Aug 2025

BoD Opening Remarks and Welcome

BoD Call To Order

Committee Reports / Updates (Old / New Business)

- ARC
 - Review of CBPOA ARLC Project Status Sheet and Key / Hot Topics for BoD Action
 - Letter of Approval for Luther Shop
 - Nilan / Adair Homes Approval
- Water / Water Project
 - Webb Easement Status
 - Official Water Project end date is 12/1
 - Generator Maintenance contract / PO; Propane Will Serve
- Waste Water
 - Wifi connect for new waste water SCADA system in discussion for candidate solutions
- Roads
 - New Road Committee Chairman: Kevin Cozad
 - Recommend Topics for Consideration by Road Committee
 - Paving of Edgewater: How, when, who, etc.
 - Paving of Ridgeview / Carlin Bay Road Gap: How, when, who, etc.
 - Other paving / grading candidates for the future, e.g., Hanger access road
 - Additional Road Signage in CBPOA
 - Sunset Shores, Ridgeview
 - Runway Lane signage
 - Homeowner requests CBPOA install speed signs; 25MPH / 15MPH when aircraft present – Qty 2
 - Homeowner wishes to buy & install 2 removable speedbumps

- Letter will need to be sent to non-CBPOA association residents.
 - Review of RMF: General assessment and recommended future actions as it relates to Road Reserve
 - Recommended 2026 Winter Prep for Edgewater; Recommended Winter “keep open activities” for Edgewater; Snow plowing on nall roads
 - Dip repair final bill – discounted to \$22,080.00 from \$23, 840.00
- Marina – Beach
 - Nothing Significant To Report
- Airports
 - Nothing Significant To Report
- General Infrastructure
 - Several large dead / rotted trees on HOA property will be removed to prevent a hazard to a homeowner.
 - Large dead tree will be removed near water plant
 - IT upgrade planned for FY 2026
 - BoD approval to purchase portable Hard Drive for electronic record retention
 - CBPOA Records Library in old water plant
 - BoD approval to purchase plastic, lock top record boxes and potentially other minimal admin material
 - Additional mailboxes may be required ~ FY2027 due to increase home count on Ridgeview
- Treasurer
 - Finance Committee
 - Budget
 - Review of Budget
 - Edits, Corrections, Changes
 - BoD Motion for Approval
 - Reserve Study & Framework
 - Marina Fund vs, Marina Reserve

New / Other Business Topics

- From the BoD
 - FY2026 Focus on BoD / Committee processes, procedures, workflow.
 - IT upgrade for easier / faster BoD interaction w/Members
- From the Members

- TBD 1
- TBD n

Q&A

Summary of Action Items

Closing Remarks and Adjournment