

**Carlin Bay Property Owners Association (CBPOA)
Board of Directors (BoD) Meeting
EastSide Fire District (ESFD) New Fire Station Hwy 97
22 September 2025**

BoD Call To Order

CBPOA President Summary and BoD Remarks

Committee Reports

- Committee Status (Robert Johnston)
 - o Current Committees: Airport; Architecture – Landscaping Review Committee (ALRC); Financial Committee; Marina – Beach Committee; Roads Committee; Waste Water Committee; Welcoming Committee; Water Project Advisory Committee
 - o New Committees: Fire Safety; IT ; Policies, Processes and Procedures
 - o New Committees under Consideration: Water (Fresh); CBPOA Public Works (Roads, Fresh Water, Waste Water, ESFD interface, etc.; President & Key Leader Advisory Committee
- ARLC (Chris Cozad)
 - o Review of CBPOA ARLC Project Status Sheet
 - Key / Hot Topics for BoD Information or Action
- Water / Water Project (Robert Johnston / Dave Banks)
 - o Water (Robert Johnston)
 - Visit of North Kootenai Water & Sewer District (NKWSD) to Carlin Bay Water Plant
 - Transition of Eastlake Water Services LLC
 - o Water Project (Dave Banks)
 - Ridgeview South Water Line: Complete
 - Major elements of water project left to go by 12/1/2025
 - New aluminum hatches on reservoirs 2 and 3
 - Demo of old WTP plumbing
 - Installing pump check valves at reservoirs 1 and 2
 - Possibly 2 new fire hydrants
 - Repair reservoir 3 leak
- Waste Water (Jerry Sebby)
 - o Potential transition to a new contractor in next two (2) years
- Roads (Kevin Cozad – Acting)

- Edgewater Paving Status
 - Edgewater Winter Prep and Snow Plowing Status
 - Road Signage Status
- Marina – Beach (Susie Banks)
 - o Appetizer Fest After Action Report
 - o Sunken Contractor Boat Incident Report
 - o Work schedule for marina repair due to sunken boat incident
 - o Completion of new canopies on the main dock
- Airports (Tim Zilka)
 - o Nothing Significant To Report
- Fire Safety Committee (Ross Fetter – Acting)
 - o Idaho Firewise
- IT Committee (Ben Crosby – Acting)
 - o Hard Drive purchased per BoD approval
 - o IT Improvement Plan Update
- General CBPOA Infrastructure, Services and Support (Robert and Ginger)
 - o Quotes are in process for dead tree removal – less than ten trees
 - o Quotes are in process for a Generator Maintenance Contract; Water (Qty 3), Wastewater (Qty 1)
 - o CBPOA Records boxes purchased; record filing and packing in process
- Treasurer (Debbie Eason)
 - o Financial Update (Debbie Eason / Ross Fetter)
 - o Finance Committee Update (Ross Fetter)
 - o Budget Update (Ross Fetter)
 - o Contracts, Purchase Orders and Bids (Robert Johnston)

New / Other Business Topics

- From the BoD
 - o TBD 1
- From the Members
 - o TBD 1
 - o TBD n

Q&A

Summary of Action Items

Closing Remarks and Adjournment

Note: A Microsoft Teams Log In link will be provided for virtual attendance prior to the BoD Meeting

Target BoD Timeline

Agenda Topic	Time Frame
Opening Remarks and Welcome	2
BoD Call To Order	1
<u>CBPOA President Summary and BoD Remarks</u>	10
Committee Reports	0
Overall CBPOA Committee Status	10
ARC	10
Water / Water Project	10
Waste Water	5
Roads	5
Marina - Beach	5
Airports	0
Fire Safety	5
IT	5
<u>General CBPOA Infrastructure, Services and Support</u>	5
Treasurer	10
New / Other Business Topics	0
From the BoD	5
From the Members	5
Q&A	5
Summary of Action Items	5
Closing Remarks and Adjournment	2
Meeting Reserve	15
Meeting Plan	120