

Homeowners meeting February 18th, 2026

Attendance via zoom: Kent Woffinden(Board), Dale Larsson(Board) Jed Andersen(Board) Carlos Carvajal (Board). Rich Wells(TPM) Theron Andersen(board)

Homeowners Joseph Nelson Jacob Enzer

Elizabeth Fitzgerald has had to resign from the board. Jacob Enzer has been nominated by Dale and seconded by Jed to replace her until her term is up. Vote taken. All approved.

Motion to accept Minutes from January 2026 meeting made by Jed and approved by Kent. All voted approved
Income and expenses were reviewed.
One more account collected on collection list.

Talked about flat rate for snow removal Asked if snow removal would cover walk ways and drive ways. Some have already been done and the rest to be completed that night.

Additional money to be put into each CD's in Deseret Federal and Mountain America
Motion made by Dale and seconded by Jacob All voted yes

Major insurance policy was paid this month

A letter was approved to be send out to the homeowners on update to the governing documents. Changes to rental cap and other changes about home entry. Voting to take place for 60 days with option to extend deadline as needed for vote.

Sara Phillips Had a discussion on the towing company and problem with vehicles being towed that had filled out permit with correct license plate. Said it is an ongoing issue. Discussion on towing company and what actions could be taken.

It was decided to get some bids on a pickle ball court. Tpm to get bids on pickle ball court.

Motion made by Jed to go to executive session. Seconded by Dale.

One of the people in collections has paid in full. Others have been contacted a umber of times but still delinquent. Every efforts has been made to collect and contact has been made dozen of times. Sale of home is a valid option.

2.91 percent of homeowners are not delinquent. The process of collection is going through the process.

A bid was made in February for deep root and bore treatment for insects. Bid of \$9000.00 made. The email will be forwarded to board to review for next month.

Discussion of rule to avoid climbing on trees, mail boxes and statues. Consider for another time.

Bids to get reserve study for 2026

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Motion to adjourn made by Dale and seconded by Jed. All approved .

Follow up items:

Garage doors should be reviewed by several members to assess need for updates

Reserve study to be made

Rules on climbing on trees, mail boxes and statues.

Next meeting on the 18th of March 2026