

Homeowners meeting February 21st January 2024

Attendance via zoom: Kristin Holliday(Board), Kent Woffinden(Board), Rich Wells(TPM) Carlos Carvajal(Board), Jed Anderson(Board), Dale Larsson(Board) Homeowners Erica Rodriguez, Leona Larsen, Randy East, & Melissa East. Guest: Danika Gunn.

Open Forum:

Minutes of January approved. Dale motion to approve, Kristen Second All Yes

Fill Vacancy: Erica Rodriguez cannot serve
Russell Fawcett will serve until the end of the fiscal year in June.
Dale motion and seconded by Kent - All in Favor

Reviewed Income and expenses
Snow removal-Paid half in Dec, Paid half in January

Lawn care bids to be talked about in executive session.

The cable will be terminated the 31st of May Motion by Kent Second by Kristin All if Favor

Dale asked the question on where the money from the cable would go into the reserve.

Spanish Fork asked if they could go door to door and talk to residences about new service that Spanish Fork is offering. Motion by Dale and Second by Kristen. All in Favor

Governing documents update on rental cap update to be brought up in executive session
Homeowners to vote on documents. Melissa East asked how many of the homeowners must approve. Majority of owners 103

Rentals currently 18% Allowed would be 20 to 25 percent
Carlos mentioned that reason for the cap was because in some cases renters do not care and there are a lot of problems

Rebecca asked about the rental percent for the last 4-5 years and it has been around 17.5 percent. Suggested that no airbnb should also be put in the new documents.
Question asked why are some not taking care of units. There also some financing problems with FHA with too many renters.

Update of first fire. Walk through the house. Four way inspection. Delivered the wrong color of shingles. Plumbing and Electrical done.

No movement on Leona's house. Attorneys are working on it.

HOA owns the lot by default. How. Owners owed money, lien was put on the property. The foreclosure was in process before the fire. Home was to sell. Fire two days latter. Delayed foreclosure. Nobody wanted the lot with the rubble. The mortgage was paid off on the lot and the mortgage insurance company paid for the clean-up.

Randy and Melissa East if the money from the sell of the lot would go into the reserve. Melissa mentioned that the election process should match the bylaws.

Ray Biolley asked about a back fence. It would need to be the same color, height with a gate.

Meeting adjourned to Executive Session;

Discussed delinquent accounts.

Reviewed bids for lawn care. LD Property Maintenance was chosen.

Reviewed bids for CC&Rs- TPM to get 2nd quote.

By-Laws that not had been recorded need to be recorded.

Motion to end meeting by Kent seconded by Dale

Next meeting on March 20th, 2024. Meeting probably via zoom again.

