

Homeowners meeting March 20th 2024

Attendance via zoom: Kristin Holliday(Board), Kent Woffinden(Board), Rich Wells(TPM) Carlos Carvajal(Board), Russell Fawcett(Board) Dale Larsson(Board) Homeowners Danika Gunn(spokes person for Liona), Liona Larsen, Melissa East, Deb McCortney Vanessa Allen, Jed Andersen was sick and could not make the meeting.

Open Forum:

Minutes of February 2024 were approved. Kristen motioned to approve, Dale Second Dale motion to approve, Kristen Second All voted to approve

Reviewed Income and Expenses

Some extra income this month from fines, fees and pet clean up charges and one transfer fee.

Snow removal a big item. We had a flat fee for snow removal. Last year because of the many times they had to come out we did well. This year the snow removal was not that often. Between the two years we still saved about 25000.00 with the flat fee arrangement. Some HOA's had to have a special assessment for snow removal last year. Was a break even month which is good for this time of year.

LD was the lawn care company that was chosen

A letter will be sent out to members about the cancellation of the cable by May 31st.

Walk through of the development needed. Repairs in complex and raised cement. Next week do the walk through on the 25th of March. Meet at the pavilion at 10a.m. Motion by Russell, seconded by Dale

Budget for next year needs to be prepared. The elimination of cable will help. TPM will do a rough budget for next year.

Quotes of tree removal will be coming soon. This time it will be full tree trimming. Quotes received on update of CC&R's to be discussed in Executive session. Some members talked about covers on the road broken up and 1189 south 2880 east has water meters that have left holes in between them

Talked about the garage sale the 1st week in June. The yearly dumpsters were talked about. Every year there has been abuse from outside people. Motion was made by Kent to eliminate the dumpsters seconded by Russell. Vote Approved
To replace the dumpsters we want to advertise the city dumpster program. It goes from the end of April until May 11. Decided garage sale should be before the end of the dumpster program with the city so any left over items could be taken to the city dumpster program. Garage sale was decided to be the 4th of May so they could get unsold items to the city dumpster program by the 11th of May

Vanessa Alan and Melissa East brought up the increasing problem we are having with dogs and owners not picking up after their dogs. Several things were discussed. Call animal control, Have lawn care people pick up each week before they mow, Find out who owes the dogs and fine them, discuss at annual meeting. There is a two dog limit and should be enforced. Posts for pick up bags around the complex, People should be respectful enough to take care of their dogs. Price for pick up posts between 300 and 400 dollars each plus maintenance and pick up bags.

Need to try and get as many people as we can to Annual Meeting. Send out general reminder.

Update on first fire. Rebuild is moving forward.

Second fire: Discussion with Liona Larsen and her daughter about the next steps to resolve issues. Board to discuss in executive session.

Executive session:

There was a second bid to redo the CC&Rs which was about the same as the previous bid received.

Delinquent report was reviewed.

Second fire details were reviewed. Lawyers still working on and will move forward. .

Motion to end meeting by Kent seconded by Dale

Follow up items:

1. Tree trimming-bids and completion
2. Rental cap letter and CC&R and bylaw updates by lawyers
3. Walk about for completion of painting and garage repair, general repair
4. New names on CD's at Deseret Federal. Mountain America has Dale and Kent's name on the CD's. Need to add Jed and take Melissa's name off on Deseret Federal.

Next meeting on April 17th, 2024. Meeting probably via zoom again.