

Homeowners meeting September 18, 2024

Attendance via zoom: Kristin Holliday(Board), Kent Woffinden(Board), Rich Wells(TPM) Carlos Carvajal(Board), Dale Larsson(Board) Ann Craig(board) Jed Andersen(Board) Loys Hamilton(Board) Homeowners Karen Irvine, Erica Rodriquez, T Lau, Norma Bertach, Melissa East,

Meeting from August meeting approved Motion by Dale and seconded by Carlos

Expenses

Sale of Drake Lot. Lot sold for 66,000. With property taxes for 2023 and 2024 and commissions and fees the net amount received for the lot was 62064.98 which has been deposited in our account.

The water has been changed to only go on each Monday, Wednesday and Friday.

Checks for the sale of the Drake lot will be mailed out this week to the homeowners. The amount of the check will be 208.00 per homeowners. Those accounts past due the amount will be applied to their past due account. After taxes, fences, clean up the amount to be distributed to the homeowners came to 42000.00 dollars. Because the amount is to be distributed to homeowners there will be no tax to the HOA on the sale of the lot. Each homeowner will have to pay taxes on their 208.00 dollar portion.

Comcast came into the development and put paint on the streets, lawns and cement in the development. They were prepared to start digging. Jed asked them to see the permits they had received to do the work. They had asked several months earlier if they could come in and they were told "NO" in a vote by the board. Jed went down to Spanish Fork City to see about the permits. He was told that Comcast had told them that we wanted their services and when told that we did not the permits were revoked. They have put plastic flags around the development. This flags should be removed and put in the garbage.

Rivendell was chosen to be the company of choice for the pruning, removing the trees in the complex. They identified the various trees n the complex. This will begin the last weeks of September 2024. Any homeowners who have trees in the back yard that they want pruned also they can have it done for a discount. The cost depends on the type of tree. Rivendell should be contacted by the homeowner if they want this done. Trees that are removed and shrubs will be replaced in the spring.

Kent asked about dogs that are let loose and use homeowners bushes and lawns when they go to the bathroom. People need to take pictures and the address of the dogs owners and they should be fined. Melissa and Kristin also brought up a pit bull that has attached their dogs when they are walking around the complex. Concerned whether the pit bull would attack children or homeowners. Owner of Pit bull will be notified.

Erica Rodriquez talked about the lawn around her house at 2993 East Somerset Drive. The lawn has been mowed down to the roots. There has also been a fungus that could have caused the lawn to die. Jed will go by and check the lawn and talk to landscaping if necessary

Jed asked Loys if he would design a sign that could be displayed that would talk about any additional plants or bushes put in by the homeowner should be maintained by the homeowner.

Executive Session

Talked about accounts in arrears. There are only a couple of accounts
There is a new owner that has not paid any homeowner fees. Will check with closing to see how they can be contacted. Also there is a homeowner that had a check bounce that showed up on the list. Others on list have been paying and getting caught up.

LD property Maintenance LLC submitted a bid for snow removal for the upcoming year. Kent suggested that we should accept the bid. A motion was made by Dale to accept the bid and was seconded by Kristin. Last year there was problems with the snow removal and it was decided to return to LD Property Maintenance who had been the snow removal company for years before last year. Posts were talked about to put on the corners of the lawn so that they could tell where the lawn started. LD did repair the damage at the end of the year and this would help them to keep damage down. We have also reserved some parking spaces for the snow removal around the complex which should help. Jed agreed to pick up some extra posts as needed and he will be reimbursed for his costs by the homeowners who want them.

Tyler is preparing a letter that should go out with the 208.00 checks to the homeowners.

As far as the homes being started to being rebuilt both Leona's builder and the people who bought the lot are in process of getting permits to start building. Something should be happening in the next few weeks. They can use the fence if needed during the construction and then the fence should be sold that is around lot 1243.

Deb Hancock offered some dirt that she has extra to the association if they could use it. There are some places where trees that have been removed that could use the dirt. Jed will follow through with getting the dirt.

.

Kent made a motion that meeting be closed. Seconded by Carlos

1. Rental cap letter and CC&Rand bylaw updates by lawyers.