

July 9, 2025
Board Meeting 8:30PM

Attended

Rich Wells
Daniel Nelson
Lonnie Hastings
Corinne Mayhew
Nicholas Mack
Walker Burr

Absent

Katie Leithead

Discussion Points

- **Open Forum:** Walker suggested using the Facebook page to remind the community about the upcoming HOA meeting, possibly with a post on the day of (right now it's a recurring event). We agreed to include the meeting details in both the mailed notice and the email from TPM to help spread the word. Next month, we'll also send out a mass text on the day of the meeting to see if it improves turnout.
- Approved May's minutes (our walkthrough was our June meeting, so there were no minutes).
- Went over the Income/Expense report for June.
- Main takeaway from our walkthrough: we need to do some crack sealing north of Ridgefield Road (North side this year, potentially South side next year). Rich sent over the bids (Eckles, Bonneville, 801 Asphalt). We do not want to do this in July/August so we'll plan on September when the weather cools down. We voted for Bonneville since it was the cheapest at \$2,800.
- Landscaping request from Sandee DeHeer - we've spoken about this before, and it was agreed grass wouldn't be a good option due to maintenance concerns. Rich will get bids on rock for us so we can fix that section of the community.
- Walker brought up the lawn around the community, it looks like the sprinklers aren't hitting the right spots. Rich will follow up with Luis.
- Pest Control - voles are in the neighborhood (on the North side). Rich will follow up with the Pest Control company and get a bid sent over to us.
- The list from the walkthrough is being worked on, and things are getting taken care of (brick removal, etc) (Thanks!)
- Lonnie brought up the Jacobson's house again - Rich said he sent the contractor out there again but there has been no confirmation whether it's been taken care of so he'll follow up.
- Corinne brought up the climbing dome and whether we should replace it or not. It was decided to just wait since it's not a priority.
- Daniel sent a bid tonight about replacing the fence next to the construction on Spanish Fork Parkway and asked us to review it. The board will review and then discuss the bid at a later time.
- Daniel brought up the roofing again and it was discussed that the roofing spray wasn't the best option at this time. The roofer said our roofs are in great shape for now. He said 10-15 more years they should last.
- Daniel brought up raising the HOA dues again (we discussed this in our May meeting) by \$5. Walker mentioned to just do it the same amount every 2 years, and not these small increments. Lonnie and Daniel will connect and get those numbers prepared, and in August's meeting we will discuss how much we will raise the monthly dues to in October.
- Lonnie brought up the second "spring" that has popped up - Rich will contact Luis about it so we can try to prevent flooding.

Action Items:

- **Rich:** send out a mass text for next month's meeting to let the homeowners know about the next HOA meeting. Make sure reminders are in the mail and email messages as well. (Thank you!)

- **Rich:** Get a bid on rock for the landscaping area next to DeHeer's.
- **Rich:** Reach out to Luis about the sprinklers around the community.
- **Rich:** follow up with Pest Control company about how to get rid of the voles in the community (North side)
- **Rich:** follow up on Jacobson's residence.
- **Rich:** follow up with Luis about the second "spring" to get that looked at.
- **Everyone:** review fencing bid Daniel sent before the meeting.
- **Dan & Lonnie:** connect and go over numbers from the reserve study and what we need to increase the HOA dues to.

Meeting Adjourned: 9:58PM