

## Hampton On the Green Board Meeting

Date: August 11, 2022

Present: Brad Randall, Brenda Veresh, Tim Weinstock (via phone), Ernie Parada, Betty Austin, and Kiele Nelson

Meeting called to order at 5:42 pm. A quorum was met with all four board members attending.

### **Review and Approval of Meeting Minutes**

- Minutes from June 9, 2022, board meeting were reviewed electronically. Ernie made a motion to approve the minutes and Tim seconded the motion. The board voted unanimously to approve.
- Tim made a motion to accept the resignation of Ron Howell from the board. Ernie seconded the motion and the board voted unanimously to accept the resignation.
- Ernie recommended that rather than replace the vacated board position with a new board member we should operate with the remaining four board members for the remainder of the year. (IAW Bylaws, Art III, A, Sec A and B). Ernie will take on the responsibilities of Vice President, which is the position previously held by Ron Howell.

### **Financial Review**

- Brad reviewed the balance sheet. As of 8/11/2022 we have \$54,278.45 in the checking account and \$34,942.44 in the saving/reserve account. He also reviewed the income statement and delinquency report. We have 15 owners who have a credit balance, 23 owners who have a zero balance, 3 owners who are owing 0-30 days and 1 owner who is owing 30-60 days.

### **Landscaping**

#### **Beus Update**

- The revised Beus bill #18583 was approved by Ernie and Tim. Brenda will make sure Jenni knows that it has been approved for payment.

#### **Outstanding Projects**

- There are a few outstanding projects that need to be completed. One is the detention basin. Beus has cleaned most of it but there is an area adjacent to Betty's yard that was not done. The area in front of the sign going into the community has not been cleaned up. Beus also did some weeding along the west fence line behind Austin's house, but they did not do a satisfactory job and it needs to be redone. Brenda will be in touch with Braden to make sure these projects are scheduled for completion.

#### **Tree Removal Update & Review**

- We have received two bids for tree removal. Nye's bid came in at \$4,690.00 and A-Plus's bid was \$6,338.25 creating a difference of \$1648.25. However, the Nye's bid does not include cleaning up the stump grindings and debris. We would need to submit a work order to have Beus do the cleanup. Nye's bid does not include any PCH treatment of infested trees. By treating these trees, we may be able to save them and avoid future costs of removal and replacement. Ernie made a motion to accept the bid from A-Plus trees. Betty seconded the motion. The board voted unanimously to approve accepting the A-Plus bid. Brenda will clarify with A-Plus as to when the

PCH treatment can be done. WRPM will contact owners to make sure they are okay with removing the identified trees.

- Ernie presented the question relative to the Maero trees. There are two trees that have been identified as needing to be removed and fall into the category of standard landscape for which the HOA is responsible. There are two other trees on the south side of that home that are nonstandard and were planted by a previous owner. These trees are affecting the rain gutters on the home and Wanda's son had requested that the trees be removed. He was told at the time that the HOA would not cover that cost, but he was given permission to remove the trees at his own expense. We had two tree experts both say that these trees pose a safety hazard for both the common area as well as the home and should be removed. The board approved removal of the two nonstandard trees as a variance due to the safety concerns and not as a precedence for future issues with trees that are nonstandard.
- As of now we do not have any descriptions or location of nonstandard trees anywhere in our records. We need to identify and take pictures of these trees. Owners will then need to be notified by letter that they are responsible should these need to be removed or treated in the future. Ernie accepted the task of preparing the draft letter of nonstandard trees with owner responsibility. We will finalize the list of trees during the spring walkthrough.

### **Weber Basin Project**

- We have received a draft contract from the Weber Basin Water Conservation District. We are required as a board to agree to one meter and one account for the HOA. Ernie made a motion to accept the one-meter account for the HOA. Kiele seconded the motion and the board voted unanimously to accept. We will also need to present this to the owners during our annual homeowners meeting. They will need to accept that their property tax will be decremented by the direct water charge and then we will have to increase our assessment by that same amount so that we will have funds to pay the bill to Weber Basin on January 1, 2024.

### **Miscellaneous Items**

#### **Owner's dinner**

- The board made the decision to forgo our summer social and replace it with a social that would take place 30 minutes prior to the annual owners meeting.

#### **2022 Annual Meeting**

- The board set the date for the annual meeting for October 4<sup>th</sup> with the social from 5:30 pm – 6:00pm. The meeting will begin at 6:00 pm and will also be available by Zoom for those owners who are unable to attend.
- WRPM will send out a notice of save the date for the annual meeting that will include topics to be discussed. They will also send out proxies right after Labor Day.

Meeting adjourned at 6:57 pm