

## Hampton On the Green Board Meeting

Date: February 15, 2023

Present: Brenda Veresh, Tim Weinstock (via zoom), Ernie Parada, Betty Austin, Kiele Nelson

Meeting called to order at 5:30 pm. A quorum was met with all four board members attending.

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

- Minutes for the November 03, 2022, board meeting was reviewed electronically. Ernie made a motion to approve the minutes, Tim seconded the motion. Minutes were unanimously approved.

### **Financial Review**

- Brenda reviewed the balance sheet. As of 2/15/2023 we have \$69,548.86 in the checking account and \$39,803.41 in the saving/reserve account. Brenda attached the Balance sheet and Income Statement to the agenda for board members to review. We have 19 owners who have a credit balance, 18 owners who have a zero balance, 5 who are 0-30 days owing, and no owners who are owing 30-60 days.
- Brenda and Ernie are working to get the budget input into AppFolio.

### **Landscaping**

#### **Landscaping Estimates**

- Brenda has received bids from six landscape companies for the 2023 contract. M.V. Landscaping (weeding only), Earthworks, Old School, Wasatch Lawn Pros, Ben Lomond and Beus. Ernie provided a spreadsheet to board members to compare prices from each company. Earthworks and Ben Lomond came in with the highest bids and it was decided that they would be eliminated from the list. Wasatch Lawn Pros came in the lowest, Beus was second lowest and Old School was third lowest. We have some additional questions on the remaining bids. Brenda will reach out and get clarification and ask for best and final bid. A decision on which landscape bid we will accept for 2023 will be made by the end of the month.
- The committee for our water wise solutions have compiled a list of options for our community to reduce water usage. Ernie will set up the special homeowners meeting for mid-March to present the ideas. This meeting will be via Zoom.

### **Weber Basin Project**

- Ernie gave an update on the Weber Basin contract. We were given an answer for every question that Ernie had asked. They changed the verbiage to Hampton on the Green Neighborhood Association, all property descriptions were added, and they provided us with an explanation of how the assessments were set up. \$4730.83 is the 2024 assessment which includes the 27-acre feet of water at \$3,247.83 (\$120.29 per acre feet) and two meters at \$741.50 each.
- Weber Basin said the items Burt Willis brought up are nonnegotiable.
- Weber Basin has installed two meters, one on Hampton Ridge and one on Hampton Green Way. Ernie will continue to work with Sam Sorensen, the operations lead for Weber Basin, to make sure that an additional check valve is installed if needed.

- Kiele made a motion to approve the contract, Tim seconded the motion and the board unanimously approved.
- Ernie will sign the contract and have it notarized at Weber Basin Water district.

### **Misc. Items**

- Kiele will work with Brenda on the spring newsletter that will go out sometime in April.
- Carl Mattson has submitted his resignation from the board and the landscape committee. Ernie made a motion to accept Carl Mattson's resignation from the board. Kiele seconded the motion and Tim accepted the resignation.
- Brenda will send a letter to all homeowners asking for a volunteer to replace the Vice President position that was vacated by Carl.
- There was some discussion on how we are going to handle the violation of a homeowner extending his patio even though the board denied the request. When the board does their spring walkthrough after the snow has melted, we will document what was done to the patio and surrounding areas and address the violation at that time.
- The question was asked about rentals in the HOA. There are several owners who have people living with them. It was decided that there is no issue with this as long as the owner is living in the house, and they are making sure that the R&PCs are being followed.
- We need to create a "Owner Accident Release" form for owners to sign if they choose to help with improvement projects within the community.

The meeting was adjourned at 6:50pm