

**Hill Farms HOA Board Meeting
February 13, 2025 @7:00 pm
Zoom**

1. Board Members Present:

Amber Flink (by Zoom), Cory Greenwell, Whitney Krogue, Charlene Kerwin, David Law
Absent: Kyle Schafer

2. Items of Business

A. Financials: Balance Sheet & Income/Expense Statement

David reported financials for January, clarifying amounts spent for snow removal and summer parties. Brief discussion on whether community wants to continue spending money (\$4,350 budgeted for 2025) for community parties.

Amber reported HOA checking balance at \$129,680 and reserves balance of \$366,929.51.

Charlene motioned to approve financials; David seconded; all board members present approved.

B. Review Items:

1. Who maintains bike path along Kays Creek in Phase 7?
2. Should there be a fence along the creek?

Charlene reported information learned by speaking with Kays Creek Estates HOA members who also have property along the creek on the west side of Angel Street. The Kays Creek Estates HOA did pay to install and maintain fencing, trees, and landscape along the creek from the wooden footbridge to where the path exits at the western end of Weaver Lane. The board discussed the pros/cons of having a fence installed, but have recommended against this action. Whitney pointed out that the fence might do more harm than good. Without a fence, the onus is on the parents to watch young children and to warn older ones not to go into the creek when the water is high. If there is a fence, parents assume the fence is protecting their children. If the fence falls into disrepair, has a hole, or a gap, etc. and a kid gets through, that means the HOA is liable. Whitney cited case law to support her comments regarding the fence.

3. Can AppFolio provide updated on repair and/or other requests submitted by homeowners: Betsy and Amber will handle responses and updates for work orders. Additionally, Amber will provide a monthly work order update to board members.
4. HOA Committees: Board would like to create some committees where homeowners can volunteer to help in different areas. Charlene offered to work on a survey to send out to the community regarding this effort.
5. HOA Walkthroughs: WR's contract specifies 12 walkthroughs for 2025. These are not inspections as we are not inspectors. We will work with the board on items they want addressed based on CC&Rs. January walkthrough was completed Jan. 23.

Amber reported that mulch was spread out in Phase 5 playground and trashcans were emptied.

Board clarified that number of WR walkthroughs was decreased from previous years to save money on budget. Additional walkthroughs can be done as needed by board members and/or community volunteers. This will be addressed in future survey of community.

6. Additional Items from the board

C. Work Orders: Betsy and Amber will prepare a monthly work order report for board members to review. This will show the status of any work order submitted.

D. Summer Social Volunteers: June ... as we get closer to the event, Jason White will share a list of areas where we'll need help. Typically, it involves tasks like supervising the inflatables and ensuring safety/rules are being followed.

E. 2025 Work:

1. Tree Replacement Bid: Attached Wasatch Lawn Pros & Simplified Landscaping (formerly Beus) bids. Waiting on bid from Rivendell Tree Experts and Brightview.

- \$17K has been budgeted for this.

- We are waiting for a few more bids before making a decision. Will landscapers include buffer/protective ring around tree bases? Can they do the same for existing trees? Cory will contact USU extension to get some guidance on what to plant and how to maintain/protect trees going forward.

2. Perimeter Fence Bid: Waiting to receive bid from Bronco since they originally installed fencing.

3. Landscape Bid: Three attached (Wasatch, Simplified/Beus, and Yard Masters). The bids cover landscape services, including irrigation from April 1 through October 31.

- Board voted to approve bid from Wasatch Lawn Pros. Wasatch has replaced Beus for snow removal.

- Wasatch bid \$12,800/month for weekly grass, shrub, tree, sprinkler maintenance as well as weeding, edging, pruning, fertilization, grub control, aeration, etc., cleanup of sidewalks, roadways of leaves, crabapples, and other landscaping materials.

4. Playground groundcover refill: Amber is working on bids.

5. Phase 7: pet station and garbage can install, vinyl fence repair near creek where tree fell over is needed.

F. Public Comment

Question/comment about snow removal and lawncare: Homeowner wanted to know if there would be more proactive management of these and asked that board consider process used for notifying community of any health or safety issues in a more timely manner. Current bylaws specify 30-day process, but that is too long when it comes to health/safety issues.

Questions/Comments regarding splitting up phases into separate HOAs, allowing cottages to opt out of lawncare and/or snow removal.

G. Next Meeting Date: April 10, 2025 @7pm (Zoom link will be sent out)

H. Adjourn Homeowner portion

3. Executive Session

Adjourn ... 8:30 pm