

Hill Farms Board Meeting
August 21, 2025@ 7:00 p.m.
Zoom

1. Roll Call

Board Members Present: Cory, Kyle, Whitney, David, Charlene (on Zoom), Amber, Betsy

2. Items of Business:

A. Financials: Balance Sheet & Income/Expense Statement Attached

David shared the report and the board approved.

B. Homeowner Petition Discussion: Board

Whitney reviewed the process for changing the CC&Rs as was outlined in email to community in July and then shared signed petition submitted by the Weirichs. The board determined that the petition was too vague and that some concerns were expressed by homeowners who did not understand what the petition was for. Board requested petitioners to redo the petition with more specific language about wanting to amend rule regarding the raising of poultry in the community.

C. New Park Phase 1 Park Concerns: Kori Burtenshaw to address concerns
Kori shared her concerns about the current plan for replacing the playground equipment in Phase 1:

- Kori pointed out that swapping the existing playground for just swings wouldn't meet the needs of most kids—there simply wouldn't be enough for them to do.
- After chatting with her neighbors, Kori found that everyone she spoke to wanted something larger and more comparable to the playgrounds in other parts of the community.
- Safety was another big concern: Kori noted that kids shouldn't have to cross busy streets like 200 N or Angel Street just to get to a better playground.
- She asked the Board to either pause or rethink the plan and suggested that Phase 1 homeowners be included in any future playground decisions.
- Kori also tossed out the idea of doing upgrades in stages, rather than settling for just swings right now.
- The Board agreed to reach out to the builder to see if delaying or canceling the current plan—and trying out some new ideas—might be possible.
- During the public comment, a few homeowners proposed moving the playground to the larger field along 200 N, Autumn Cherry Way, and Orchard Harvest, which would also put it farther from houses.

- One homeowner mentioned that when he purchased his property the developers said the location of the current playground was just temporary and would eventually be moved away from houses.

D. New Trees planted 2025:

- A number of the new trees did not survive. The landscaper offered a warranty. Amber will work with Wasatch Lawn Pros about replacement.
- 3 Tree replacements were missed near phase 5 park. Homeowner had made us aware of 4 in that area that needed replacement but only 1 was replaced. Amber will work with landscaper on having 3 additional trees planted. (See Attached Map from an owner, red dots are trees, tree to southeast was replaced)
- 4 new trees near 1924 W 200 N area died within a few weeks. Homeowner said they were overwatered and needed mounds of drainable soil to plant the trees in above the level of the lawn. Amber to address with Wasatch Lawn Pros

Amber clarified that some of the trees were planted too deeply and/or over watered. She is working with John at Wasatch Lawns to remedy. Homeowners are encouraged to report any other trees that need attention.

Discussion about uneven watering resulting in dead and dying grass. Along Angel street we need to do more than just increase sprinkler pressure, but possibly create more zones. Right now some zones include both high and low spots, where the low spots get flooded and high spots dry out. They need to be on different zones.

During public comment, a homeowner noted that grass in phase 7 may have grubs. Also, grass on corner of Hill Farms and 200 N looks like it needs more water. There are excessive weeds in phase 6 and in alleyways—these need attention from Wasatch. On the bright side, homeowners acknowledged improvements in grass in Phase 1 and Phase 5 common areas.

E. HOA Walkthrough 08.14.25:

- Alley way weeds need removed in some areas
- Green space East of Angel St- Waiting on bid for new sprinkler pump. There is not enough pressure in this area. Wasatch Lawn Pros has been hand watering the dry spots.
- Dead trees as previously noted

Amber noted that a garbage receptacle is being installed in Phase 7.

F. Maintenance Items To Do/Scheduled:

- Scheduled- Phase 1 Park: Install Later part of September

See notes in 2. C. regarding Phase 1 playground

- Scheduled- Perimeter Fence Staining- Fall after sprinklers turned off
- Scheduled- Phase 7: Vinyl fence repair near creek where tree fell over. Garbage can install near park
- To do- Bench Areas/Mailbox Areas: These areas need improvement-Board asking landscaper if they would provide material and community help with labor.

Board discussed plans for beautification project to plant mailbox and other common areas (around benches, for example) ... maybe host a community service day on 9/11 or 9/13.

Amber will reach out to John at Wasatch Lawns for planting suggestions that Board can choose from.

- To do- Sidewalk Repair Bids: Phase 1, Section of sidewalk near 291 N Angel St- cracked and needs replaced. Concrete walkway for mailboxes near 1943 W Joseph Acres

G. Motions Approved Between Meetings:

- Bronco Fence Staining Bid approved \$13,510.00. Work will begin once sprinklers have been turned off for Fall.

H. Public Comment: Comments were invited throughout meeting via video and Zoom chat space.

I. Next Meeting Date: October 9, 7 pm

J. Adjourn Homeowner Portion: 8 pm

Executive Session

Adjourn: 9 pm