

**Hill Farms HOA Board Meeting**  
**April 10, 2025 @7:00 pm**  
**Zoom**

**1. Board Members Present:**

Amber Flink, Betsy Ryan, Cory Greenwell, Whitney Krogue, Charlene Kerwin, David Law, Kyle Schafer

@15 homeowners via Zoom

**2. Items of Business**

**A. Financials:** Balance Sheet & Income/Expense Statement attached to agenda

- Motion to approve by David
- Seconded by Cory
- All board members approved report

**B. Community Survey**

- Charlene submitted draft survey for board members to consider.
- Survey to be emailed to homeowners + some flyers with QR code posted in community.
- Surveys to be submitted by May 9

**C. Lawn Care**

- Wasatch Lawns completed its first as of April 10. Some areas weren't mowed and sprinklers in some areas were broken and/or flooded the ground. Since this was the first mow, there is a learning curve.
- John is working with WR to address issues brought up by homeowners and fix sprinklers, timers, etc.
- Homeowners are encouraged to submit work orders for broken sprinklers and for areas that need plantings, such as around mailboxes.

**D. 2025 Capital Improvement Work**

- **Tree Replacement Bids** received from Wasatch Lawn Pros & Simplified (Beus). Haven't received bids from Rivendell Tree Experts & Brightview. \*Did board talk to tree experts (can't recall University of State division mentioned in last meeting).\*
  - Board discussed flagging all trees that need to be replaced, maybe color code them to ensure correct trees are planted.
  - Board reviewed tree replacement bids. Motion to approve/accept Wasatch bid by Cory; seconded by Whitney. Board approved Wasatch bid.
- **Perimeter Fence Bid:** Received bids from Bronco Fence and Alpine Fence. Board decided to table decision pending references for bidding companies.
- **Playground Groundcover Refill:** Amber waiting on bids from Lucky Dog Recreation.
  - Playgrounds last filled in 2021.

- Will seek a bid from Wasatch Lawn Pros.

#### E. Maintenance Items

- **Phase 7:** Install Pet Station, vinyl fence repair near creek where tree fell over.
  - Ask Bronco Fence about fixing fence here.
  - Pet stations are \$125 per station.
  - Also add trash can in Phase 7 by playground.
  - Need to clean up large tree branches that are broken and may fall along the trail near canal
- **Phase 5 & Phase 1 sidewalk repairs:** Phase 5 near 1948 Joseph Acres & 319 Hill Farms Lane. Large gaps that are a safety concern for bikes/scooters (photo attached). \*Another section of sidewalk near 291 N Angel Street is cracked and needs to be repaired (photo attached).
  - Discussed having a concrete company come out to look at cracks and other concrete issues. Ask residents to submit work orders to identify other sidewalk/concrete repairs needed.
- **Bench Areas/ Mailbox Areas:** These areas need improvement. What would the board like to do with these areas that are missing ground cover/plants?
  - Discussed planting desert-friendly groundcover that doesn't require mulch and keep it consistent throughout the community. Will discuss options with Wasatch.

#### F. Public Comment

Dead trees in community: Homeowner commented about dead trees in front of his home on 200 North. He thinks they were overwatered ... an issue Wasatch Lawns will be addressing as it works on repairing sprinklers and timers. Also, confirmed that those trees are on the replacement list.

Comment about need for pet cleanup station needed in Phase 5 park and playground or along creek path in Phase 7. Board approved motion to install stations in both Phases.

Discussion about replacing Phase 1 playground. WR to get bids on new equipment.

G. Next Meeting Date: June 12, 2025 @7pm (Zoom link will be sent out)

H. Adjourn Homeowner portion @7:45 pm

### 3. Executive Session

Adjourn ... 8:30 pm