

Heritage Estates Owners' Association Annual Meeting
February 15, 2025

Items highlighted in red are especially pertinent for homeowners.

Items highlighted in green are tasks that committees/individuals will accomplish.

Minutes approved by the board 2-24-25

Meeting was brought to order by Kevin Haderlie.

Invocation by David Powell who prayed for the spirit of cooperation and insight among us.

1. New association member in attendance: Kim Chatto at 2312 S. 600 W. (Stanger's former home), 262-612-0310, kimberlychatto@gmail.com. She has an 8 year-old son, William, and a 6 year-old daughter, Evelyn. Kim was an active duty Air Force officer for over 11 years. She did 4 years as a nuclear combat crew commander and then the rest as a Public Affairs Officer for special operations. She is now a defense contractor for the Sentinel Missile project at Hill Air Force Base.
2. Sara and Jacob Peel live next to Kim at 2320 S. 600 W. (Garfield's and Steele's former home), 435-339-3025, sara.low.6@gmail.com. Jacob works at Utah Physical Therapy as a physical therapist and Sara works for a pharmaceutical company and is getting her master's degree in nutrition.
3. Amber from Welch Randall reviewed the 2024 income/expense statement and balance sheet report. Interest earned in 2024 isn't on the balance sheet shown today but will be shared by Welch Randall soon. HEA has 2 CD accounts earning about 4.25 percent interest. The checking and savings accounts do not earn interest. Amber will check into a preferred savings account with the bank that holds our checking and savings accounts (First Community Bank?) to see if these two accounts can earn some interest. Ivan pointed out that associations like ours must, by Utah law, deal with banks, not credit unions.

A Reserve Study will be done in 2025 by the board and Welch Randall. A Reserve Study must be done every 3 years. Ivan explained that the state requires at least 40 percent of the association money be put into a reserve. They will also look into getting more money into accounts with interest. Welch Randall Property Management 801-318-6305, welchrandall.com

The 2024 balance sheet and income/expense statements were unanimously accepted.

4. The 2025 budget was presented. Kevin explained that Braden from Golden West worked very hard to find a new insurance for our association that covers the outside of our units and the grounds. The new policy is with WCF which is based in Sandy, UT. (WCF.com, Workers' Compensation Fund) The policy is \$29,000/\$734 per unit. It does not cover earthquakes, but it does cover fire. The \$50,000 deductible applies and needs to be included by the individual's condo policy – an HO6 policy. Each homeowner is responsible to be sure that they are covered in this manner.

Ivan voiced the concern that WCF needed to have enough capital to cover massive losses. If it doesn't, as individuals we'd have to cover what remains. This needs to be known and can be covered in the Reserve Study? Ivan further commented that the association covenants will need to be updated before too long in the case that group insurance becomes too expensive and we each have to procure our own coverage for our total dwelling and grounds. Our twin home residences can be covered by insurance only if the covenants are changed. Kevin said he'd keep looking into it or have the new board do so. A redo of covenants costs around \$2000.

5. Landscaping Committee report by Don Breinholt: Jordan Claridge of Achieve Landscaping will be taking care of the snow removal and lawn needs this year. (Brandon, who took care of us last year, had a family catastrophe and was no longer able to serve us.) Jordan contracted with HEA for a yearly price of \$26,700.00. This is being paid monthly by the association. Jordan covers "pushes" (skid-steer, shoveling, salt) and lawns (fertilizer, mowing, trees and bushes in the common area and weed treatments in the common area). When he starts mowing, he will mow every week, but will do the edging and such either half of the association one week and the other half the next. Or do every one every other week. Claudia Conder asked about leaf removal in the fall and if it will be done more than once. Jordan said yes.

Gaylinn brought up the gutters and having them covered for those of us who have so many trees around us. There has been no investigation into this matter. It was suggested that we could pay someone to clean out gutters at least twice a year. It would be cheaper than putting leaf guards on the gutters. The landscaping committee will follow up on this. Jordan may be a resource for this.

The landscaping committee will follow-up with Jordan about treatments for stopping the apple trees from producing. This committee will also determine how individuals may "get in on" spraying plum and other fruit-producing trees in their own areas at the same time. This would be paid for by the home owner.

Jordan Claridge of Achieve Landscaping, 360-951-5044, achievelandscaping@gmail.com. He can be contacted by individuals for help in their private lawn spaces. You would pay separately for those services. Please do not call him about the length of grass, etc. Send your concerns to Welch Randall. They will contact the landscaping committee who will contact Jordan.

David Powell has spent over 100 hours working on sprinklers and lawns and trees, etc. He's had help from Don Breinholt and others. This has saved the association an enormous amount of money. As time marches on, these good folks may not be able to put as much time and effort into helping us out. In the future, more money will need to be allocated for more grounds work like sprinklers and tree removal and trimming.

Dave also shared how it's necessary for homeowners to contact the landscaping committee whenever someone like Utopia or other communications companies come into the association. After they do their work and leave, they will not accept responsibility for broken pipes, etc. It's best if the sprinklers are activated in the area and a board member is watching to see if a pipe is broken while the company is doing their work so that they have to repair it and the association

doesn't have to put hours and money to repair the company's mistake. If the association has to pay to fix these problems, it's very expensive. **Each of us MUST NOTIFY the landscape committee to be on site when a third party company digs in our lawn.**

6. Faye Anderson and Barry Marble both have leaks in their gutters. **Maintenance requests should be posted on the Welch Randall website under "maintenance request."** Welch Randall will then contact the Architectural Committee and the Board to see who takes care of the requests.
7. Other matters: **SLOW DOWN!** There are too many of us or too many people who visit us who are driving too fast in our neighborhood. We have many elderly folks and now a good number of small children. We all need to drive more slowly and alert those who come into the neighborhood to do the same.

Dogs need to be on a leash on the association grounds. This is in the covenants and is also a city ordinance. Contact Welch Randall if there is a problem and they will contact the dog owner.

The community water meters were installed by the state due to something passed in the legislature. As of now, we are not being charged extra for water as an association. This could happen at some point in the future.

Ivan asked Amber how our HOA is doing in comparison to others that Welch Randall services and what might other associations be doing that we could do. **Amber replied that Welch Randall does quarterly trainings for board members on Zoom and these trainings can be viewed on the Welch Randall YouTube page. Go to youtube, enter Welch Randall, click on "Board Member U 2 28 2024 Board Resources & Best Practices."** She said there may be issues going through the Utah legislature that could affect us and she will notify us of that if something happens. She also said that ours is an association that is more financially secure than most. We have fewer complaints and issues than other associations. What great neighbors we all have!

8. Committees in place at the time of this meeting. There may be some changes made shortly.

Landscape committee

Don Breinholt, chair, 435-730-4696
Mike Bowen 435-723-2868,
David Powell 435-730-0102

Architectural Committee. You contact them to get approval for any changes you want to make on the outside of your dwelling.

Mike Bowen, Chair, 435-723-2868,
Ann Nelson 801-725-9728

Unofficial Finance Committee

Bruce Wade, Chair, 916-693-8454
Ivan Adams 435-740-0711

Dale Bennion 435-734-2544

It was suggested that a Summer Picnic Committee be formed. Since the meeting, Ann Nelson and Sue Goldspink have accepted the task to be in charge of the summer picnic. Please contact them and offer to help.

9. Elections: Kevin Haderlie has finished his term as President and Fred Jensen asked to finish his term on the board early. Many, many thanks to them and all their efforts! Kevin nominated Bruce Wade (with Bruce's permission, who was not in attendance) to take a turn on the board. Don Breinholt was asked to finish out Fred's term on the board. Both names were approved by vote. In a subsequent board meeting, it was determined that Don will serve as President for at least a year as he is finishing Fred's term. Mike will be VP and Bruce will serve as treasurer. (Bruce felt his lack of experience with an HOA meant he'd serve better this year on the board and not as president.) Gaylinn Thompson is the secretary.

10. Board members

Don Breinholt, President, 435-730-4696

Mike Bowen, Vice President, 435-723-2868

Bruce Wade, Treasurer, 916-693-8454

Gaylinn Thompson, Secretary, 720-315-5097

Amber at Welch Randall, 801-960-4538, amber@welchrandall.com – please contact her by email when possible. To reach the Heritage Estates page on welchrandall.com, click on community management, then HOA directory, then find Heritage Estates in the alphabetized list. You can find minutes from meetings, budgets, etc.

11. In attendance: Laura and Barry Marble, Faye Anderson, Claudia Conder, Leda Hall, Linda Barker, Naomi Stone, Fred Jensen, Mike Bowen, Don Breinholt, David Powell, Ivan and Deanna Adams, Mark and Gaylinn Thompson, Kevin Haderlie, Dave and Tammy Armistead, Susan Johnson, Kim Chatto, Dale Bennion, Sue Goldspink, Ann Nelson, Jennie Sambamurthi