

Hill Farms Board Meeting
Minutes
June 12, 2025 @ 7:00 p.m.
Ring Central

1. Roll Call

Board Members Present: Whitney Krogue, Charlene Kerwin, Cory Greenwell, Kyle Schafer, David Law
Betsy Ryan, Welch Randall

2. Items of Business:

A. Financials: Balance Sheet & Income/Expense Statement

Available for review on Hill Farms HOA website:

<https://www.welchrandall.com/hill-farms.php>

All board members approved.

B. Community Survey: Discuss results

- Charlene shared a few takeaways from the survey ... access/web link to takeaways will be provided in HOA newsletter and on HOA website.

C. 2025 Capital Improvement Work:

- **Tree Replacement:** COMPLETED 33 trees planted, soil test done and maintenance plan in place for new trees and existing trees.
 - All dead trees have been replaced.
 - New and struggling trees have been fertilized.
- **Playground Groundcover Refill:** COMPLETED, some top off may still be needed.
 - If more mulch is needed, let the board and/or Welch Randall know and we will have Wasatch Lawn top off the mulch.
- **Perimeter Fence Bid: Attached** Bronco Fence, Alpine Fence & Wasatch Lawn Pros
 - Bids covered post and rail fence stain and repair, along with replacement of warped and damaged rails...
 - Bronco bid: \$13,510.00
 - Alpine Fence and Deck bid: \$11,112.50
 - Wasatch Lawn Pros bid: \$17,840.00

- Board reviewed bids and voted to accept Bronco bid, based on price and fact that Bronco originally installed the fence.
- Work on fencing won't start until the fall after sprinklers are off so that stain can set without getting wet.

D. Completed Maintenance Items:

- **Phase 5 & 7: Installed Pet Stations**
 - Charlene requested that Wasatch Lawn (or a pest company) treat dog stations for bees as there are hives in most pet stations. WR will ask Wasatch to look at that and also see if they are willing to stock each station with waste bags.
- **Phase 7- Trimmed Large tree branches** that are broken and may fall along the trail near the canal. (See F Below)
- **Phase 5 Sidewalk Repairs:** Near 1948 Joseph Acres & 319 Hill Farms Ln. Large gaps that are a safety concern for bikes/scooters. Concrete lifted to fill gaps.

E. Maintenance Items To Do:

- **Bench Areas/Mailbox Areas:** These areas need improvement. **Bid attached**, board to walk with landscaper to go over bid in more detail.
 - Board discussed trying to organize a volunteer community event to plant these areas, possibly including creating buffer zones around all trees that don't currently have a buffer. Whitney & Charlene will explore that idea.
 - Plan is to fix bare patches of dirt around mailboxes and benches with plants that will spread and be easy to maintain through the seasons.
 - WR will follow up with Wasatch to clarify that "shrubs" includes the ground cover and to see how much could be saved in labor costs by having the community do the planting. Then we'll figure out the timing for when plants could arrive and planting can happen.
- **Phase 7:** Vinyl fence repair near creek where tree fell over. Garbage can install near park.
- **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
- **Phase 1 Park:** Five options with pricing attached
 - Board received and reviewed 5 bids from Luckydog Recreation to remove and replace playground equipment. Bids include tearout of current equipment and installation of new.

- Swing set options discussed—combination of disc, belt, and toddler swings. Bids included:
 - Option 1: 2 tot + 2 belt swings on 7 ft single post frame: \$9,879.00
 - Option 2: 2 tot + 2 belt swings on 7 ft arch post frame: \$13,317.00
 - Option 3: 2 disc swings (frame structure not described): \$20,929.00
 - Option 4: 1 disc + 1 belt + 1 tot on 8 ft arch post frame: \$18,318.00
 - Option 5: 1 disc + 2 belt on 8 ft arch post frame (this is the same configuration as Phase 5 park): approx. \$16,025.00
- Board voted to approve Option 5, although written description of swing configuration did not match illustration so we have asked for a revised bid. Also asking about possibility of keeping one piece of current playground equipment ... “spinny thing”!

F. Motions Approved Between Meetings: Bids from Wasatch Lawn Pros (\$4850) and The Singing Arborist (\$12,250) for trimming trees near canal in phase 7. Board vote, all in favor for Wasatch Lawn Pros.

No vote needed but information the board received in regard to Public Street Parking: State lawmakers passed HB 217 which states HOAs can no longer restrict use of public roads. Effective May 7, 2025. In particular, the new law states an HOA cannot “impose a requirement or restriction on...the use of a public street...”. Any private street is still regulated by the HOA, but anything owned and maintained by the city is up to the city to enforce. So, if the use is legal on a public street, the HOA would not be able to take any enforcement action. The HOA can still call the city if it believes the vehicle/rv violates code, but if the city doesn’t believe it is a violation, then the HOA can’t do much with it.

- Board discussion clarified that all streets in Hill Farms are public, but not the alleyways. CC&Rs prohibit parking vehicles of any kind in the community alleyways (aka “lanes”). Street parking restrictions fall under Kaysville ordinance with regard to large vehicles (RVs, buses, boats, etc.) parked on street beyond 48 hour limit.
 - Article XIII Restrictions on all Lots: 13.28 Parking. Parking within the Subdivision generally is governed by applicable city ordinance. Additionally, in no case shall an Owner cause or allow any automobile or other vehicle to be parked, in whole or in part, within or on any Lane within the Subdivision.

G. Public Comment:

- Resident expressed concerns about electric scooters and bikes on streets and sidewalks and danger it poses to kids riding them and adults in cars that don't see them.
 - Board suggested that Welch Randall put a notification in the community newsletter about this concern as an announcement for parents and drivers to be aware since restricting and/or enforcing any restrictions would be difficult.
- Another resident requested Board consider allowing backyard hens/chickens, which CC&Rs prohibit.
 - Article XIII Restrictions on all Lots: 13.9 Livestock, Poultry and Pets. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any Lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose and are restricted to the owner's control. "Control" for the above purposes shall only mean on a leash or lead, within a vehicle, within the residence of the owner, or within confines on the premises of the owner. Fierce, dangerous or vicious animals or animals that cause a nuisance by barking or other offensive activity shall not be permitted.
 - Board discussed issues further in executive session.

H. Next Meeting Date: August 14, 2025 @7pm (Meeting Link will be sent out)

Adjourn Homeowner Portion @ 7:51 pm

Executive Session:

Adjourn Executive Session @ 8:30 pm