

Springview Farms HOA **Annual Meeting Minutes**

April 22, 2024
6:30 pm
Bluffdale City Hall

Board of Trustees in Attendance:

Paul Henderson (Chair, Loomis Village), Shelley Lester (Co-Chair, Sage Estates I), Mike Thompson (Past Chair, Sage Estates II)

Others in Attendance:

CW Management Corp – Kendra Wilde

1. Welcome and Introduction of the Board – Paul Henderson, chair started the meeting and introduced the current board members. Shelley Lester, co-chair and Mike Thompson, past chair are in attendance. Members not able to attend are Mike Wilson (at large, Spring View) is sick and Ron Hankins (secretary, Spring View) was called out of town due to work..
2. Improvements
 - a. 2023 Completed Projects
 - i. The east entrance beds were cleaned up by removing weeds, trimming and removing shrubs..
 - ii. There were 14 trees replaced due to bug infestation. Honey Locust trees were planted.
 - iii. Dumpsters were provided twice last year. Once in the spring and once in the fall.
 - iv. The white fence on the east side were repaired. There were several rails and some posts that needed to be replaced. Trees along the fence line were also trimmed.
 - v. The east side entrance waterfall water fills up with silt from the storm drain. Every year the silt needs to be cleaned out by power washing it. This was done this spring.
 - vi. The east side second roundabout is a natural spring that causes moss to grow on it. This gets power washed as needed.
 - vii. The horseshoe pond on the east side is mostly a swap filled with mud and silt from natural water sources. Kids and animals get in it, and it is not safe. Therefore, signs have been posted to stay out of the pond. Bids to clean it out were received at the price of \$56,000.00 and higher. This would not be a one-time thing; and would need to be continually done. Inquiries to the Army Corp of Engineers has been done to see if there is something different that can be done.
 - viii. The entrance of Sage Estates II (Loomis Parkway and Blue Quill), was flooding a yard. The sprinklers were redone, and grass was planted. It is still a work in progress.

- ix. The sprinklers at the park at the end of Blue Quill was not turned on last spring allowing the grass to die. The sprinklers needed to be redone and the developer had this work done and paid for it. The HOA will pay to have the grass redone since the landscaper didn't get the sprinklers on in time.
- x. The west side waterfall in the entrance of Sage Estates I was redone. The pump was replaced and redesigned. Rocks were replaced to cover the weed mat.
- xi. Two picnic tables were added to the pavilion in the Wood Duck Pavilion. Hoping to see people use the pavilion.

b. 2024 Projects

- i. Dumpsters will be provided twice again this year. Please be aware of the dumpsters and don't fill them above the fill line. They will be emptied every day so there is plenty of opportunity to use them. Notice will be provided via email on when they will be available.
- ii. Tree maintenance will include fertilizer and insecticide, so we don't lose more trees.
- iii. The bridge north of the Loomis gate and west of the pond needs to be repaired. It is crumbling and people on the trail have been helping the bricks fall off. Looking to get a mason to get it repaired before it gets worse.
- iv. Maintenance requests should be done through your online account portal. Please include an approximate address and pictures of the issue.
- v. An invite to Bluffdale City was extended to attend and go over the improvements on 14600 South. They were unable to attend. The plans call for a high sound wall in front of the waterfall entrance. Traci Crockett is a member of the neighborhood and a city councilperson. Shelley Lester provided the knowledge that the information is on the Bluffdale City website and a number is also provided you can call to get information.
- vi. Bangerter Highway is going under construction, and it will cause issues.

3. Financial Update

- a. A review of the 2023 budget was presented and is attached.
 - i. The fees at the top, in income, and the fees in the expense are a pass through. Fees go to the management company.
 - ii. Secondary water comes from the preserve for their use of our secondary water.
 - iii. Water expense amount is due to new landscape company not understanding the switch valves of culinary and secondary water. All swing valves are being marked so that the areas that have secondary water can be utilized.
 - iv. Landscape categories are being refined so the everything is accounted for and to keep track of the expenses in this category.
 - v. Everything is going up at least 25-30 percent.

- vi. Contingency is a what if category. If it is not used, it will be absorbed in the cash increase.
- b. The proposed 2024 budget was presented and is attached.
- c. The 2024 dues were increased by \$60.00 a year. (so by \$5.00 a month).
- d. A reserve study was done. The report stated that there is not enough in the reserve to cover the assets in the HOA. Assets have a life cycle, and we should have \$390,000.00 in reserve. Therefore the 2024 dues were increased to help build the reserve to be compliant with the reserve study.
- e. Violation charges are for the management company to investigate the complaints and issue violations. It was mentioned that people should talk to their neighbors before you call it in.
- f. Delinquent accounts have late fees placed on them, notices go out, liens are placed when needed. In 2023, there were about 25 liens placed.

4. Comments

- a. Bluffdale City put secondary water meters on. The HOA did not put the meters one and does not monitor the secondary water.
- b. Parking strips can have xeriscape in them. Trees need to be in the parking strips.
- c. Trees to be planted should follow the Bluffdale City approved trees ordinance. Trees do need to follow the HOA requirements of 2.25" caliper at the base and every 30 feet on center. Check the design guidelines or contact CW Management for clarification.
- d. Boulder landscape does have weed control in the contract. There is a new supervisor this year that is working with CW Management and is more responsive to requests and concerns.
- e. Phragmites are a continued issue. No chemicals can be used on them because of the wetlands. They will be attended to as needed and in the best way possible.
- f. The equestrian trail along the Jordan River west of Black Wulff was left a mess by the sewer contractor from last year. This is governed by Salt Lake County. Jim Gledhill reported that he has been in contact with them and the Jordan River Commission. He stated that they both gave permission to cut down/trim trees and stack them and they will pick them up. He would like to coordinate a neighborhood project to do this and spray roundup along the trail. Shelley Lester asked Jim to send her the emails giving approval. We do not want to be fined by the Army Corp of Engineers as poisons should not be used near waterways and trees protect the banks. No work should be done until the board can verify the approvals.
- g. Kids on golf carts and motorcycles on the trails is a big concern. They are going too fast and motorized vehicles should not be on the trails. Anything with a motor is considered a motorized vehicle. Please do not ride motorized vehicles on the trails.
- h. Loomis man gate was taken off and there are no plans to have it put back on. Kids swing on it creating it needing to be constantly repaired.
- i. Boulder Landscape missed some areas. Please report this and any concerns in the online portal.

- j. Mike Thompson is the board member on the Bird Refuge committee. Please contact him with your concerns.
- k. The roundabout by Loomis Village was changed to xeriscape. A comment was made that they would like to see more grass. There are no plans at this time to do more xeriscape.
- l. The rock around the Loomis pond was mentioned. Would like to see chicken wire over the rocks to keep in place. Bigger rocks would possibly be a better choice.
- m. A request to clean up the Madison park trail was made. Paul Henderson knows the area and will help identify it.
- n. Appreciation was given for the work done by the board.

Meeting was adjourned at approximately 7:30 PM.

Springview Farms Homeowners Association 2024 Proposed Budget

2023 HOA Dues	\$ 960.00	\$ 1,260.00	\$ 560.00
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	2024 TOTAL	East 163	LV 32	West 167
Revenues				
HOA Dues	\$ 290,320	\$ 156,480	\$ 40,320	\$ 93,520
Secondary water - The Preserve	\$ 6,175			\$ 6,175
Fees	\$ -			
Interest	\$ -			
Total Revenue	\$ 296,495	\$ 156,480	\$ 40,320	\$ 99,695
Expenditures				
Management Fee	\$ 27,432	\$ 11,736	\$ 2,304	\$ 13,392
Power	\$ 17,600	\$ 10,500	\$ 2,100	\$ 5,000
Water	\$ 66,000	\$ 32,000	\$ 7,000	\$ 6,000
Secondary Water	\$ 7,500	\$ 4,500	\$ 1,000	\$ 2,000
Insurance	\$ 7,500	\$ 3,500	\$ 1,000	\$ 3,000
Landscaping Contract	\$ 49,700	\$ 28,600	\$ 5,800	\$ 15,300
Landscape Repairs	\$ 30,000	\$ 16,000	\$ 3,000	\$ 11,000
Landscape Projects	\$ 26,000	\$ 13,800	\$ 2,200	\$ 10,000
Landscape Tree Maintenance	\$ 10,000			
Snow Removal	\$ 4,000		\$ 4,000	
Site Maintenance	\$ 24,000	\$ 8,500	\$ 4,000	\$ 5,500
Miscellaneous/Dues/Postage	\$ 2,000	\$ 1,000	\$ 200	\$ 800
Violations	\$ 4,000	\$ 1,500	\$ 1,000	\$ 1,500
Gate Service	\$ 1,300		\$ 1,300	
Fees	\$ -			
Accounting	\$ 1,750	\$ 1,000	\$ 250	\$ 500
Contingency	\$ 10,000	\$ 9,000	\$ 2,000	\$ 5,000
Total Expenditures	\$ 288,782	\$ 141,636	\$ 37,154	\$ 78,992
2024 Cash Increase	\$ 7,713	\$ 14,844	\$ 3,166	\$ 20,703

Springview Farms Homeowners Association 2023 Actual Budget

2023 HOA Dues	\$ 900.00	\$ 1,200.00	\$ 500.00
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	2023 TOTAL	East 163	LV 32	West 182
Revenues				
HOA Dues	\$ 274,094	\$ 153,644	\$ 38,400	\$ 82,050
Secondary water - The Preserve	\$ 5,565			\$ 5,565
Fees	\$ 10,370	\$ 3,195	\$ 275	\$ 6,900
Interest	\$ 7,926	\$ 4,092	\$ 773	\$ 3,061
Total Revenue	\$ 297,955	\$ 160,931	\$ 39,448	\$ 97,576
Expenditures				
Management Fee	\$ 27,144	\$ 11,736	\$ 2,304	\$ 13,104
Power	\$ 12,079	\$ 5,321	\$ 1,045	\$ 5,712
Water	\$ 82,848	\$ 56,267	\$ 10,817	\$ 15,765
Secondary Water	\$ 11,203	\$ 4,992	\$ 901	\$ 5,310
Insurance	\$ 6,946	\$ 3,003	\$ 590	\$ 3,353
Landscaping Contract	\$ 49,700	\$ 24,850	\$ 4,970	\$ 19,880
Landscaping Insecticide				
Landscape Repairs	\$ 31,906	\$ 24,173	\$ 3,873	\$ 3,860
Landscape Projects	\$ 23,981	\$ 19,257	\$ 3,571	\$ 1,153
Snow Removal	\$ 6,650		\$ 6,650	
Site Maintenance	\$ 24,964	\$ 9,441	\$ 5,323	\$ 10,200
Miscellaneous/Dues/Postage	\$ 4,431	\$ 1,626	\$ 990	\$ 1,815
Violations	\$ 671	\$ 202	\$ 244	\$ 225
Gate Service	\$ 185		\$ 185	
Fees	\$ 10,205	\$ 3,030	\$ 275	\$ 6,900
Accounting				
Contingency	\$ -			
Total Expenditures	\$ 292,913	\$ 163,900	\$ 41,737	\$ 87,277
2023 Cash Increase	\$ 5,043	\$ (2,968)	\$ (2,289)	\$ 10,299
12/31/2022 cash balance	\$ 294,287	\$ 181,620	\$ 69,995	\$ 42,672
prepaid dues	\$ 2,132	\$ 1,248	\$ 300	\$ 584
12/31/2023 cash balance	\$ 301,462	\$ 179,900	\$ 68,006	\$ 53,555