

Edgemount Homes Homeowners Association
Board of Directors Meeting
August 21, 2025
10am
2084 Sierra View Circle (Katherine Fox)

Minutes

Meeting called to order at 10:10am.

In Attendance:

Katherine Fox- President
Marianne Woolsey-Moyle- Vice President
Diane Kortbawi -Treasurer
Jeannette Kikuchi- Secretary

I. 2025 Meeting Schedule

- A. Previously Scheduled Meetings
 - 1. September 3, 2025 10am-12pm at Linda's
 - 2. Oct 15, 2025 10am-12pm at Diane's
- B. Plan to schedule the following meetings via email.
 - 1. November 2025
 - 2. An additional meeting in October for reviewing rules and regulations.

II. Minutes Status

- A. Jeannette previously drafted the July minutes and the board sent comments. Jeannette has completed the edits.

Motion: Diane moved to pass July minutes. Marianne seconded. Linda did not vote due to absence. All others in favor. Motion passed.

III. Treasurer's Report

- A. \$110,000 was successfully moved into our reserve account.
 - 1. The reserve account currently has a 4.21% interest rate.
- B. Diane found some ambiguity in how Welch Randall categorized expenses in regards to landscaping and irrigation and has had it corrected. **With the correction, both line items are within budget (35% and 58% respectively).**
- C. Diane reported that we have only one more month to pay for insurance costs for this year's insurance.

- D. Correct categorization of expenses within line item “maintenance & repairs” remained unclear, and Diane plans to look into this to see if these expenses are being correctly categorized.
- E. The board was optimistic on keeping expenses in other areas lower to cover the over-budget stucco line item previously reported two months ago.

IV. Ongoing Business

- A. BaseCo concrete bid has been approved and work needs to be scheduled.
- B. Navarro Concrete Work Status
 - 1. Navarro concrete bid has been approved and work needs to be scheduled.
 - 2. The owner of 2042 Sierra View Circle (SVC) reached out asking if we could repair their walkway- which accumulates water and ices over in during winter months- instead of their driveway
 - a) The walkway was noted on our first walk without any of the specialists.
 - b) The walkway requires lifting which is not in Navarro’s purview.
 - c) Welch Randall will reach out to BaseCo and another concrete lifting company to get bids.
 - d) Plan to have Navarro repair the curb/gutter/driveway as planned.
- C. Roof’s repair/replacement
 - 1. We have received a bid from Kimball
 - a) Specifically states that they can replace the roof of one unit (half of the duplex).
 - (1) \$49,500 to replace the 2 damaged unit’s roofs (each half the duplex)
 - 2. It is unclear if Whitaker’s bid was for half a duplex or entire duplex; we need to get clarification to properly compare the bids.
 - a) They had two bids
 - (1) \$54,500 for 2087 Sierra Ridge Circle (SRC)
 - (2) \$56,600 for 2067 SRC
- D. Insurance renewal date adjustment
 - 1. Katherine will reach out to Lamond Wood of Sentry West to ascertain what we need to do to adjust the renewal date. Having the renewal date in December creates difficulties due to holidays, etc. The board wants to move the renewal date to October if possible.

E. Gutter/Downspout/leafguard bid from Brothers Gutters

1. Diane and Katherine had compiled a list of 16 units that required gutter, leafguard, and/or downspout attention.
 - a) The units selected were from recommendations from Brothers Gutters, the HOA's ongoing list of units slated for gutter work, or Triple L when they did spring gutter clean-out.
 - b) The sixteen units: 2928 Sierra Point Place (SPP), 2936 SPP, 2938 SPP, 2069 SRC, 2076 SRC, 2077 SRC, 2087 SRC, 2088 SRC, 2089 SRC, 2105 SRC, 2106 SRC, 2108 SRC, 2045 SVC, 2076 SVC, 2078 SVC, 2079 SVC
2. Brothers Gutters provided a bid for \$9,000 for all these units.
3. The board will have Brothers Gutters look at 2050 SVC's backyard gutters as the owner's have placed in a work order.

Motion: Katherine moved to approve the Brothers Gutters bid of \$9k for the 16 units. Diane seconded. Linda did not vote due to absence. All others in favor. Motion passed.

V. New Business

A. 2056 SVC sold

1. It appeared that new owners are renovating.
2. The board was in process of getting contact information of new owners.

B. Resident Request- Memorial Service on 8/31 from 4-7pm

1. A resident has requested the gate be left open for a memorial service.
2. Resident will have someone monitoring the parking.
3. Several members of the board are willing to assist with attendees getting into the community.

Motion: After a thorough discussion analyzing the pros and cons, as well as comparing this situation with others and considering precedent on other scenarios, Katherine moved to deny the request to open the gate. Marianne seconded. Linda did not vote due to absence. All others opposed keeping the gate open. Katherine will notify the resident of the board's decision and offer.

C. Two New Street Signs

1. Resident Ashley Barkley researched new street signs for us. The current signs are difficult to read. Delivery workers and guests have struggled to find the correct street within our community. The new signs at the intersections in our community will allow easier navigation for delivery people and guests.

2. The new signs will be reflective.
3. On the intersection of Sierra Point Place and Sierra View Circle
4. On the intersection of Sierra Point Place and Sierra Ridge Court
5. \$315 for both signs.

Motion: Diane moved to approve signs. Marianne seconded. Linda did not vote due to absence. All others in favor. Motion passed.

6. Katherine is working with Salt Lake County to have the work done.

D. Landscape Related Complaints

1. Welch Randall will address landscape issues and complaints by reaching out to Josh at Triple L.
2. Diane will also reach out to Denise Nelson, chair of the landscape committee to make an additional plan for supplemental landscape work.

- E. Marianne suggested reinstating the architectural committee and will do work on this task.

Meeting adjourned at 12:01 pm.

Jeannette L Kikuchi

Jeannette Kikuchi
Secretary