

MEETING NOTES

9 October 2024

HOA Owner Pre-Board Meeting
Davis County Library

6 pm

Present - Brenda Veresh - Welch Randall

Alene S

Sheri Dubner

Maranda Miller

Melanie Mitchell - secretary

Financial: - Checking Amount

- Reserve Amount

New Bylaws: - What is the hold up

FHA loan issue based on ownership / rental

Fines go to owners

HOA OWNERS MEETING

6:30 pm

1. Financial Review

Monthly expenses - Q - are we going to discuss financials

Landscaper changed - grass hasn't looked better

Expenditures are on the Welch Website - all owners have access

Fire hydrants are required to be replaced - quotes

Always open to suggestions by owners - Receive quotes every year.

Snow removal is the same as last year.

2. CC& R / Bylaw Amendment

Q - Heather in 6D - Can the Board just make changes?

9C - One of the changes is 51% of votes.

Rules - parking rules

Fine and insurance issues discussed. Insurance required to paint siding. Try to keep claims low - master policy - have increased the deductible.

Discussed water shut off locations.

Resending out newsletter - Owners' facebook page

Q - Can we get a letter by the attorney explaining changes - nothing has since original letter - added expense to write a letter stating what the original letter states.

Objection - summary is insufficient, still don't know what we're viewing.

3. Voting - Insufficient number of owners to vote.

Resending ballot to Owners

4. Adjournment.