

Hill Farms Board Meeting Agenda

March 31, 2022 @ 5:00p.m.

Zoom Conference

1. Welcome Board Members, Welch Randall & Homeowners

Meeting began at 5:07 p.m. Board members in attendance: Annie MacDonald, Jared McGavin, Kristy Crabtree & John Macfarlane. Amber Flink with Welch Randall also in attendance. 38 homeowners in attendance through Zoom

2. Old Business:

- A. Phase 1 Park: Discussed during the May meeting. Tabled by the board for future discussion.

3. *New Items of Business:*

A. Board Member Changes per Declarant:

The community is still under declarant control. Three of the board members have been appointed by the declarant and two are appointed resident members.

John Warnick, John Macfarlane, Annie MacDonald, Jared McGavin, Kristy Crabtree

B. Present 2022 Budget:

Current budget for 2022 shows a negative net income amount of -\$17,839.00 dues need to be increased to offset the cost of HOA expenses that have gone up in cost.

C. Dues Increase Discussion:

HOA board will be discussing this further and a notice will be emailed/mailed out once an increase has been approved. Updated budget for 2022 will be available on the website: <https://www.welchrandall.com/hill-farms.php>

D. Review & Approve Financials (Attached): Amber Flink

- March 16, 2022 Destination Homes sent a check in the amount of \$9,450.15 for the Hill Farms HOA. This amount was deposited into the reserve savings account. John Macfarlane stated Destination Homes owners gifted HOA this money to help build reserve funds.
- 10% of the total monthly dues are transferred into the reserve savings monthly John M made a motion to approve to continue this amount being transferred, Annie seconded, all in favor
- Total deposited into reserves from January 1, 2022- March 29, 2022(including the \$9,450.15 from DH) is \$23,997.61.

E. Reinvestment Fee Income: Get boards approval to transfer this income into the reserve savings monthly. As of March 29, 2022 the reinvestment income totals

for the month are \$17,865.23. **Jared made a motion to approve, Annie seconded, all in favor**

F. Phase 7 Updates: Annie Macdonald

- 52 total homes for phase 7
- 10 Under contract
- Reserve Fund Fee- **This fee is similar to the reinvestment fee that an existing property pays. The amount was \$400 for new construction but is now \$1000. This income goes into the reserve savings to help build the savings account. The current 10 homes under contract will pay the lower amount of \$400 since the change is just now taking affect. 42 homes still to sell in phase 7**

G. Drought Situation: Board Discussion

Annie shared her screen showing the community some water wise design guidelines that another HOA has in place. Board is wanting to do something similar for Hill Farms. Board will be discussing water wise guidelines further. Once new guidelines have been approved, they will be emailed out to all homeowners.

Adjourn Public Portion of Meeting

6:15 p.m. Annie made a motion to adjourn, Jared seconded, all approved

**4. Executive Session:
Adjourn Meeting**