

## Antelope Village HOA

### June 16th, 2022, Board Meeting Minutes

- Meeting was held at Phil Lobato's home located at 140 W Evans Cove Loop Layton UT 84041 on February 1<sup>st</sup>, 2022.
- Phil Lobato, Carl Henning, and Matt Mendenhall with Welch Randall were present.
- Carlene Spaulding was in attendance representing Louann Helquist.
- Meeting started at 6:04 PM.
- Went over the annual budget comparison report, balance sheet and delinquencies.
- Income for the year has been on target and the expenses have been less than expected. So far, the finances are doing well for the year.
- Flower bed area in front of the community was expanded and upgraded last month.
  - A few plants that struggled were replaced.
  - A second drip line was installed on the back side of the flower bed.
- Carl Henning has completed most of the work he was approved to do on the east side flower beds. This included weeding, removing vegetation, trimming limbs etc.
- Board is seeking a bid to install weed barrier and mulch in the areas Carl has cleaned out.
- Four yards of playground bark was installed in the playground area.
- Will be removing two dead trees and trimming a third small tree in the next few weeks.
- Rules and Regulations update is on the table. The board members will look into this further and see what edits we should make.
- The landscaping this year is going to struggle with only being able to water twice a week. Goal is to survive not thrive.
- The HOA board discussed at length plans for an HOA dues increase. A breakdown of similar communities in the area and the HOA dues they pay was examined.
- The HOA has several large cost projects that will need to be started on in the next few years. The HOA dues increase will go towards funding these costs. Those two projects s
- The Board unanimously approved a monthly dues increase of \$25 to \$180 starting on January 1<sup>st</sup>, 2023.
- The annual homeowners meeting was scheduled for Thursday October 6<sup>th</sup> at 7 PM.
- Board communication expectations were discussed. Board meets quarterly so it is critical that all board members respond to emails within a few days to effectively function.
- Next board meeting scheduled for Tuesday September 20<sup>th</sup> at 6 PM.
- Meeting concluded at 7:20 PM.