

Antelope Village HOA

March 31st, 2022, Board Meeting Minutes

- Meeting was held at Phil Lobato's home located at 140 W Evans Cove Loop Layton UT 84041 on February 1st, 2022.
- Phil Lobato, Carl Henning, Louann Helquist and Matt Mendenhall with Welch Randall were present.
- Meeting started at 6:01 PM.
- Went over the annual budget comparison report, balance sheet and delinquencies.
- Reviewed the first quarter of income and expenses in the year. Financially the association has done well over the quarter.
- Board approved to remove two more large dead trees this year.
- Bid and rendering was sent out to the board before the meeting to enlarge and upgrade the flower bed area in front of the community. Directly in front of the stop sign as you come into the HOA.
 - Numerous sprinkler heads will be capped, and drip lines will be installed in the area.
 - Weed barrier and new mulch will be installed throughout the area.
 - Dozens of plants will be installed in the area.
 - New concrete curbing will be installed around the flower bed.
- Bid was \$6,630 and the board approved to move forward with this work.
- Spoke about the need to update the rules and regulations for the community. They are around 15 years old and have never been updated. Board will investigate making changes.
- Dues were increased by \$10 a year ago. Board is looking at doing another dues increase because of the high Layton city utility costs as well as for roof repair and cement replacement in the coming years.
- Breakdown of similar communities and what the HOA monthly dues are will be provided at the next meeting to help the board decide on a monthly dues increase amount.
- Extensive discussion about landscaping concerns and ideas. It appears that drought conditions will persist this year so it will be a challenging year for landscaping.
- Several landscaping areas need some form of work.
- Board will look into creating zones and making plans to get each zone addressed over the next few years.
- This will allow the board to plan and budget each year and get them all updated in the next 4 to 5 years.
 - Meeting concluded at 7:04 PM.