

Bountiful Manor 2023 Annual Homeowners Meeting Minutes

- Meeting was held on Tuesday February 7th in the Community room located on the ground floor of 290 N 500 in Bountiful UT 84010.
- Meeting was opened by Angela Moore, HOA president, at 6:42 PM.
- A quorum, clarified as a majority of owners in the Governing Documents was reached. There were a total of 27 owners present or represented through proxy's.
- All homeowners present introduced themselves.
- Matt Mendenhall from Welch Randall, the management company, went over the current balance sheet, 2022s income statement and verified there are no owenrs over 30 days delinquent.
- The projected 2023 HOA budget was presented to owners.
- The HOA completed several large or costly projects this year. Many of them were unplanned and needed to be addressed.
 - All carpets in the building were cleaned.
 - Repaired a break in the main water line going to the building twice.
 - Replaced one of the two waters heaters that heat all water in the building.
 - Capped all water lines and connections in the two old sauna rooms.
 - Installed directional signage on the and throughout the building.
 - Repaired leaking water line inside a wall on the second floor.
 - Installed 5 AC suppressors on the roof.
 - Mitigated mold issue in the community room bathroom.
- There is only one planned 2023 project.
 - Replace the entire water main line from the meter to the utility room. This is planned to be completed in March weather depending.
- Went over the need for dues increase or a special assessment since the HOA must replace the water main line to the building.

- The building is getting older with more and more maintenance required. Besides the water line being replaced the HOA must start to save for replacing the roof, elevator repairs and replacing a very old water heater.
- Options were to do around 20% dues increase for all owners or to charge an assessment based on unit size.
- After several points brought up by owners the HOA will look into doing a hybrid option with a smaller dues increase and smaller assessment which will help long term and short term income concerns.
- The HOA will investigate options for this and present them to the community.
- The election of board members was held.
 - There were two spots open and we had two owners show interest in running.
 - Julia Adkins/301 and Alexa Vance/315 were the volunteers.
 - There were no volunteers from the floor.
 - Both were elected after a formal vote and will be up for reelection in 2025.
- Owners' questions and comments section was held.
 - There were only a few questions/concerns.
- Meeting was adjourned at 7:52 PM.