

April 24, 2023

Attendees: Lisa MacDonald, Michael Haupton, Jeff Pipkin, Michelle Macdonald

Agenda

Discuss points specifically covered by the Members at the annual meeting

- Club House Use & Booking Protocol (I'll prepare a draft for the board to review)
- Update on the gym and future use
- Trash receptacles outside the gate for smokers and trash
- Poop bag dispensers and more signs
- Natascha Carlucci – Community Liaison
 - Natascha to present ideas for community education/involvement and proposed plan for former playground area
 - Prefer Natascha proactively pushes Board to meet to discuss her ideas vs Board inclusion

New Business

Club House

The Club House has been closed, as there has been no known interest in utilizing the Club House until now.

There are no funds in our current HOA budget to maintain the Club House while being rented by a resident. Therefore, there will be a cost and security deposit required to utilize, maintain and clean it, which will be funded by the Member who rents it for their event.

Lisa will work with Welch Randall in preparing a rental agreement and will present to board for review.

Pet Waste

Discussion pertaining to residents who have dogs must register their dogs with a DNA registrar, to identify offenders who are not picking up their pets, which is creating distress to homeowners. If other strategies to remedy this situation fail, then board is open to more harsh measures.

**Michael to provide more information on other communities requiring registration, verbiage, etc.
Board to do more reconnaissance which units have dogs and to notify them of dog waste penalties.
Lisa to order pet disposal bags and more signs to be placed throughout the community..**

Roof Funding

Board agreed to move forward with Roof Maxx to rejuvenate current asphalt shingles. Lisa to discuss warranty and price guarantee with dealer. The board will re-evaluate reserve funding each year so that planning could facilitate a full replacement as needed.

Michael will review warranty.

Dumpsters

Board approved to have adhesive No Dumping signs printed and affixed to dumpsters.

Approved by Ace Disposal

Printed in both English and Spanish:

\$100 Fine for Dumping

Place furniture, mattresses, ALL trash INTO the dumpster.

Lisa to develop and order signs.

Gym

There is currently no funds budgeted to retrofit a new gym although Members showed a renewed interest in the gym during the annual meeting.

If Homeowners would like a gym: Propose a Gym Revitalization Committee for those that are interested in moving this amenity forward.

- Need to be able to dispose current inoperative equipment without it costing the HOA any funds. Appointed homeowner will be responsible for removing and discarding to the dump (not dumpster) old, broken equipment. HOA will not fund.
- Homeowners will need to find a way to raise money to adequately create and maintain a gym that can be utilized.
- HOA has the funds to put in a push button coded lock, but as these are battery operated and batteries tend to go out, the appointed Homeowner would need to oversee the management and operation of the gym, its security and the active use of the lock. There is no budget to hire anyone and no member of the Board is interested in this role.
- The lock code can be changed by the appointed homeowner, but any code changes must be reported to Welch Randall and any member of the Board for access. This code also needs to be communicated to our Maintenance man, Mark in the event he needs to enter to complete any needed maintenance.

Lisa to develop letter to be distributed to Members to see if there are any interested parties for the committee and present to board for review.

CC&Rs update

- Board agreed that CC&Rs recorded in 1997 are outdated and not legally relevant with today's Utah State HOA laws.
- A 67% vote will be required to bring the CC&Rs current to reflect current Utah State HOA laws.

Lisa to develop verbiage to define need for this update for the Members and present to board for review.

Adjournment of Meeting

Meeting adjourned at approximately 8 pm

Michelle Macdonald 4-26-2023

Signed, Secretary
Michelle Macdonald

Date

