

Pinehurst Homeowners Association Town Hall Meeting Minutes

Date: August 15th, 2023

Time: 7:00 PM

Location: Pool House

Meeting Called to Order: The meeting was called to order by Jordan Harris, President of the Pinehurst Homeowners Association, at approximately 7:05 PM.

Board Members Present:

- Jordan Harris, President
- Jesse Vaughan, Board Member
- Kari Robinette, Board Member
- Jessica Kunz, Board Member

New Board Member: Jonathan Moulton was nominated and voted in as the 5th board member.

Roll Call: A roll call was taken, and 34 homeowners were present.

Financial Review: Brenda Wagstaff from Welch Randall Real Estate reviewed the financials with the homeowners. Discussions included a reserve study and transferring reserve income into a 4% interest-earning account.

Survey Results: Jordan Harris reviewed recent survey results, which covered topics such as enforcing pool rules, speeding within the community, enhancing communication with members, the need for a light on Gentile Street, dealing with a dead tree, and improving flower beds/park strips.

Action Items:

- The board, along with the community manager, will ensure that pool rules are posted and enforced.
- Communication will be improved through quarterly newsletters and Welch Randall.
- Brenda will investigate installing a speed detector on the property to discourage speeding.
- Addressing the dead tree and exploring the possibility of installing a light on Gentile Street through city channels.

Notable Accomplishments: Jordan discussed tasks completed since the last Annual Meeting:

- Improved vendor performance or secured replacement contracts:
 - Switched landscaping services from Tuxedo to Beus Landscaping.
 - Engaged a new management company, Welch Randall Real Estate.
 - Reduced costs by \$345 for pool restroom cleaning.

- Secured a more responsive insurance broker at a lower premium.
- Fostered community engagement:
 - Hosted member service projects, fall cleanup, and summer BBQ.
 - Maintained the "Pinehurst 2.0" Facebook page for secondary communication.
- Financial improvements:
 - Transferred reserve fund to a 4% interest account.
- Infrastructure enhancements:
 - Restored restrooms and completed repairs with donated labor.
 - Board members handled snow removal.
 - Installed a pool chemical interlock system per Davis County code.
 - Made adjustments and improvements to the sprinkler system.
- Pending improvements:
 - Replacing the pool cover on August 24.
 - Restoring the camera system.

CC&R Rewrite Discussion: Jordan discussed the need to rewrite the CC&Rs to remove obsolete language and update rules. Topics included increasing the reinvestment fee upon property sale, wording changes for trailer placement, and potential changes related to chickens, fireworks, maximum animals allowed, and landscape guidelines. A survey will be conducted among homeowners to gather feedback before engaging with an attorney. The estimated cost of the rewrite is between \$4,000 to \$5,000.

Meeting Adjournment: The meeting was adjourned at approximately 8:00 PM.