

10/26/2021 @ 5pm (Zoom) Hill Farms HOA Board Meeting Minutes:

- Declarant representatives announced; John Warnick no longer with destination homes and is an appointed resident member. Motion made for his replacement through the declarant as Dustun Norman. Motion passed unanimously. Declarant board members are: Dustun Norman, Jared McGavin and Annie Macdonald. Appointed Resident members are: John Warnick, Aaron Hixson and John Macfarlane
 - Declarant board majority explained and transition to full homeowner management explained.
- Old Business:
 - Phase 1 park; tabled until budget meeting and discuss;
 - Pet station for phase 5; welch randall or Bues to install
- Financials:
 - Balance of accounts reviewed; see financials in the Agenda,
 - Financial voted on and approved by the board
 - Questions regarding the trees dying answered by John W.
- Reserve Study:
 - Aaron Hixson explained the purpose and current status of reserve account;
 - The reinvestment fee is discussed and the purpose;
 - The declarant does not agree to fully fund the reserve account as it is in place to repair and replace over long periods of time.
 - Declarant to check to see if Destination will agree to a type of reinvestment fee for new homes sold in phase 7.
 - Thoughts on funding goals will be solicited from Destination
- Phase 5 park drainage

- Quotes for land drain installation from Beus and need discussed
 - Declarant to request Destination homes contribution
- Communication with HOA board and violations:
 - Clarified that communications go through Welch Randall
 - HOA fines come after a warning and cure time.
 - Homeowners need to report violations.
- Trees in Homeowner park strips
 - Need to be replaced but extension until spring and drought will be addressed.
- Misc/ homeowner comments :
 - Drought and xero scaping is discussed.
 - Board will assess drought situation in spring.
 - Kaysville city wont allow lighting inside the neighborhood. Had to get special permission.
 - Investing reserve funds was discussed. Will address as reserve funds are built.

Adjourn 6:10pm