

Good morning

### 11/29 meeting minutes

- Attending - Brenda, Kari Jessica Jesse & Jordan
- Financial - WR to create a profit & loss spreadsheet merging income/expense from the 1st quarter (under western management) and the remainder of 2023 (Under WR management) to provide an accurate income statement for the fiscal year 2023.
- Complex Solutions LTD was contracted to complete a reserve study on 9/1/2023. the study is scheduled to occur in January 2024
  
- CCR re-write
- - Results from the survey sent to determine support for/against re-write
  - - 76.6% for 23.4% against with 47 households voting
  - Attorney Proposal letter is still valid
  - The board motioned to defer deciding to further action on the rewrite until after the reserve study has been completed and shared with the members. Additional information regarding this decision will be provided in a newsletter that will go out in December.
  - Board will review updating the rules & regulations to include detail regarding permanent lighting at a future date.
- Minor repairs @ the pool house are being arranged for next spring

### End of minutes

Newsletter input - **please add/edit, make pretty as you see fit!**

Happy Holidays to the best neighborhood in Layton!

- CCR re-write survey results - provide details on results and decision to defer - [@Jonathan Moulton](#)Jon could you help add content/context:
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- Key items: trailers, home business with visiting patrons and permanent lighting & obsolete language.
- Precedent has allowed visible trailers and inconspicuous home businesses. The board sees no need to change how these rules are being enforced and this aligns with member consensus as determined by the polling surveys. The board views the re-write as necessary but not urgent. Given the ~\$5,000 expense and forthcoming Reserve Study, the board has motioned to defer taking further action on the rewrite and will determine if the initiative should commence next year.
- Reserve study:
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  - 1. The last reserve study was completed in 2018 and is recommended to be performed on a 5-year interval ([@Brenda Veresh](#) I thought this was required by law but my research could not confirm. Could you please weigh in?)
  - 2. The study entails a physical inspection of the property to generate a component list, quantify, measure, and estimate the life expectancy and remaining life of all common area assets.
  - 3. An analysis of the Reserve fund will be compared against the study to establish a recommended Reserve allocation.
  - 4. Further details can be found on the Complex Solutions [sample reserve study webpage](#)
  - 5. Results will be shared with the community and posted to the [Welch Randall website](#)
- Friendly reminder to clean up after your pets. Dog waste is not a gift nor does it melt with the snow!
- Cold Plunge - Every 2nd Saturday @ 3:30pm, weather & ice permitting. [Waiver](#) must be signed at the time of participation.
- New Symphony development
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  - 1. A Rezone request hearing held by Layton Planning commission on 11/28 regarding 16 acres to the east of Pinehurst was
  - 2. The proposed development consists of 46 single family homes, completed in 2 phases. The first phase will connect to Pinehurst @ 475 N & 250 N. The 2nd phase will connect @ 75 N.
  - 3. Pinehurst members were in attendance to voice concerns about managing traffic, inquire if the new neighborhood would have its own park/green space and to discuss impact connecting roads would have on existing properties.

4. The rezone request complies with the Layton General Plan and was approved by the commission.
5. Additional details from the Layton city website [can be found here](#)