

HOA meeting July 26, 2026

Red highlights indicate items homeowners need to pay particular attention to!

Opening Prayer offered by Bruce Wade

Gaylinn read the minutes from the 12 May meeting. A few items were discussed briefly in response to the minutes. Those items are listed first and then further discussions are shared.

1. New rock has been put in the mail box areas on the east and west side and near the large electrical box on the north side of the inner circle. Many have expressed appreciation for the new bench on the west end.
2. Lawn Doctor's work was discussed. We all pointed out the excessive **weeds**, but some also noticed that there are weeds that seem to be dying due to the spraying that Lawn Doctor has been doing. They will come for two more applications. These continued applications and the next few years' applications should make a difference. The grass in the driveways was sprayed during a previous application. The grass and weeds in the street are technically not taken care of by our association. That belongs to the city, but whether the city will address these weeds is unknown. Feel free to take care of weeds in the street in front of your home, but this is not a requirement. Mike pointed out how Lawn Doctor and every similar company got behind on the spraying early in the season due to the rain at that time.
3. We discussed the **robot mower**. Everyone felt the robot was effective in keeping grass trimmed between mowings and very helpful in keeping weeds from sprouting. The present robot charges at the Powells home. Chris reimburses them for the power used. (Chris from Achieve Landscaping) The board voted to obtain 2 more robots and solar panels for charging. Mike will research this. The landscapers still come on Tuesdays to mow and trim the outer areas that don't have a robot and trim the inner area. Our landscaping fees will decrease by \$200 per mow if we use the robots.
4. We realize that there are many **brown spots in our lawns**. Please remember that we are in a drought year and are limited on our secondary water usage. Feel free to use your house water to supplement your garden watering and to reduce the size of the brown spots to a minimum, **but be aware** that house water is metered, so keep an eye on your water bill and please use moderations.
5. **Families with dog fences and toys/tables on the lawns will need to be sure to remove these things in order for the robots to mow the entire area.**

6. Foundation cracks were discussed. Claudia will be sure to find out about what it would take to fix these. The cracks are not structural issues, only cosmetic. Cosmetic fixes would need to be redone every 3 or 4 years.
7. Claudia is still working on the window wells, trying to get a copy of the survey from Welch Randall that was done 2 years ago. Bruce would like to see 3 or 4 wells done before the rain starts and then have a plan for replacing the rest in future years. Claudia and Kerry will do a walk around to see which wells need immediate care.
8. David Powell has been our sprinkler maestro extraordinaire! **We need a replacement person for sprinkler work currently done by David.** David is willing to train someone from the association to take care of the sprinklers. We need someone who can check all stations regularly and be able to do repairs. Dale B. and Don B. are willing to be help out. Bill's Sprinklers does our sprinkler blow outs every fall. Mike will ask them about their fees/bid to do repairs. Bruce and Mike also talked about our need to stay within the Pineview Water Usage guidelines to be sure we don't end up with any fees for over usage.
9. Some have noticed more **rodents** in our area. The homeowner is responsible for rodent control near their homes. It's a possibility that the chickens behind some of our homes are attracting rodents as well as the lot on the corner of Highway 89 that's used as a storage lot for bricks, etc. Claudia suggested cayenne pepper sprinkled around your home. The rodents don't like to cross that line.
10. Snow removal will be discussed in our next meeting.
11. HOA finances are still in good shape. The CDs are earning well. For more specific details, talk with Bruce Wade.
12. A welcome letter will be given to new homeowners in the association along with a copy of the HOA CCR's. They will also receive a map of our area and a member list. Gaylinn will ask Amber at Welch Randall to get us 12 more copies of our CCR's.
13. **The annual summer picnic will be held on Monday, August 17, at 6 PM. Bring lawn chairs and a side dish or dessert to share. We'll meet behind the Wade/Marble homes – 2353/2355 S 525 W. Ann Nelson and Sue Goldspink will arrange for the main dish, paper goods, tables and H2O. Thanks to Sue and Ann!!**
14. **A letter about important HOA details will be shared with homeowners along with the picnic flyer.**
15. The Bennions would like to have a vent put on their garage due to the extreme heat during the summer in their garage. Claudia will find out more about this and report back. The details must be reviewed by the Board to be approved.
16. A more detailed discussion of finances and snow removal will be discussed at our next meeting – Wednesday, October 21, 11AM. Bruce does not feel this is a good year to contact the powers that be about fire insurance due to the dry conditions.

He will follow up on this next year. Bruce will also contact the UT Business Administration/Ombudsman to see what help they can offer HOA's. Changing from Welch-Randall to a different company was discussed. No decision was made on the subject. We could save money going with another company, but how long would that savings last and we need to compare apples to apples.

17. Your concerns are our concerns, so please let us hear from you.

Closing Prayer offered by Mike Bowen

Pursuant to our meeting, Claudia made the following report on July 27.

Sent: Mon, Jul 27, 2026 01:37 PM

Bennion request- garage fan- I talked to Kathy Bennion about the fan to extract heat from the garage. It is nothing more than a "whirli-turbine" fan that is mounted on the roof that helps extract the heat. Very common on homes to get the heat out of the attic. . They'd like to put one on the front and the back. They can be purchased at Home Depot but should be installed by a professional roofer. Eric Morrell from our stake is a roofer. Dale is going to contact him and ask for an estimate. Once done, Kathy will call me back. I personally don't think this is a bad idea and not unsightly - it would be in front and obvious but given the increased heat we are experiencing and most likely continue, it might be something positive for all of us. I will let you know when I hear back

Foundation repair- I've texted Barry about the contractor used prior to raise some sidewalks. I will let you know when I hear back. I called Groundworks - they do serve this area but they need the homeowner to contact them. They wouldn't come out based on my request.

Window wells- Placed a call to Window Well Expressions-left VM- asking if they would help evaluating our window well situation- come out and help determine which need to be replaced. I also texted Amber (Welch Randall) again to see if she had a report from prior years. No response yet.

Gaylinn has emailed Amber about the CCR booklets. Amber suggested we have a print company print the booklets since they charge \$1.25 per page if WR does the printing. Bruce approved Gaylinn getting 8-10 copies printed. 7-30-26 New CCR books have been printed. Picnic flyer and member letter delivered to doors. Johnson family visited with welcome letter, directory/map and CCR booklet

Bruce added on July 29: I contacted the Pineview Water District. He signed us up for their "metron water scope" online app that will allow us to see our water usage to date. He gave a copy to Mike for the landscape committee to review and become familiar with all the information it provides. Minutes approved by entire board on 8-2-26.