

**Hill Farms HOA Board Meeting Minutes
May 7, 2026 – 7:00 p.m. (Zoom)**

1. Welcome & Call to Order

Board members present: David, Kyle, Cory, and Charlene. Amber and Whit attended via Zoom.

2. Items of Business

A. Financials: Balance Sheet & Income/Expense Statement

The Board reviewed the financial statements and discussed the approximately \$14,000 listed under common area repairs, which represents the down payment for the new playground project in Phase 1. The reserve account balance and continued reserve growth were also discussed.

B. Phase 1 Playground Addition

The Board discussed progress on the Phase 1 playground addition, including preparation work associated with the installation of new playground equipment and related site improvements. Ground preparation work has begun, including grass removal by Lucky Dog and installation of a temporary fence around the perimeter of the area. Equipment installation is expected to start within the month. The Board also discussed coordination of remaining project steps and anticipated completion timing.

C. Perimeter Fence Staining

The Board discussed the status of perimeter fence staining and ongoing communication challenges with Bronco Fencing. Test areas along Angel Street using different stain options were reviewed. The Board reaffirmed its previous decision not to add color to the fence and expressed a preference for a clear protective coating with UV protection rather than bleaching or painting.

D. Community Sign

The Board discussed the replacement of the damaged community sign. Fifty percent of the project cost has been paid, and the sign should now be in production. The Board also discussed exploring preventive maintenance options for remaining community signs. The Board asked WR to coordinate with a handyman or similar service provider to inspect the remaining community signs and address maintenance issues proactively to help prevent future damage and extend the life of the signs.

E. Landscape Sprinkler Update

The Board discussed watering schedules and drought concerns. Sprinklers were turned on May 4 and, based on recommendations from the city, watering of common areas has currently been limited to two days per week through Memorial Day, with watering schedules expected to increase to three days per week during the summer months.

A homeowner raised concerns regarding watering practices in Phase 3 common areas, noting observations of irrigation occurring more frequently than the current recommended restrictions, including instances of watering occurring daily and sometimes twice per day. The Board discussed addressing these concerns with John at Wasatch Lawn Pros to ensure current watering schedules are being followed.

F. Watering & Drought Management Discussion

The Board discussed regional drought concerns, including comments from the Kaysville city manager indicating the possibility of irrigation water shortages later in the summer.

Additional landscaping concerns were discussed, including requests for Wasatch Lawn Pros to leave grass longer, mow less frequently, and adjust mowing height to approximately three inches. The Board also discussed longer-term strategies for reducing the community's grass footprint and exploring possible alternative ground cover options, acknowledging that such changes would require long-term planning and would not be addressed during the current summer season.

G. Welch Randall Financial Institution Partnership

The Board discussed Welch Randall's transition to First Citizens Bank. The transition process is expected to take at least 30 days. The new system is expected to integrate with AppFolio while eliminating current homeowner processing fees for online payments.

H. Motions Approved Between Meetings

The Board noted previously approved motions between meetings, including attorney review of board member voting procedures and execution of an updated engagement agreement with attorney Smith Knowles.

I. Summer Social Update

The Board discussed planning for the summer kickoff party scheduled for June 6, 2026. Homeowner Jason White is preparing the event invitation, which Amber will distribute to homeowners.

J. Public Comment

The Board discussed concerns regarding rental properties within the community, including questions about regulating the number of rentals and ensuring renters comply with HOA CC&Rs. The Board noted that homeowners remain responsible for renter compliance.

The Board discussed enforcement strategies related to landscaping maintenance concerns, including addressing overgrown and weed-filled yards through neighborhood walkthroughs and possible fines when necessary.

Additional homeowner concerns included:

- A homeowner raised concerns regarding inconsistent edging and landscaping maintenance standards within the cottage homes area in Phase 1, noting that similar concerns raised with Wasatch Lawn Pros last season remain unresolved. The Board requested that homeowners provide WR with photographs and details regarding prior communication attempts so the Board can more effectively address ongoing maintenance concerns with Wasatch Lawn Pros. Other homeowners with similar concerns were encouraged to do the same.
- A request regarding the planting of fruit trees in common areas within Phase 7. The Board discussed existing CC&R restrictions, maintenance responsibilities, pest concerns, and consistency across phases.
- Clarification that homeowners are responsible for maintaining trees located in park strips in front of their homes.
- A fallen tree in the Phase 1 park area near Orchard Harvest and Autumn Cherry, which will be reported to Wasatch Lawn Pros.

The Board also discussed the importance of providing CC&Rs to new homeowners and renters.

The public session ended at 7:52 p.m.

K. Next Meeting Date

The next board meeting date will be July 9 at 7 pm.

Adjournment of the homeowner portion was followed by executive session.