

**Hill Farms HOA Board Meeting Minutes
September 10, 2026 – 7:00 p.m. (Zoom)**

1. Welcome & Call to Order

The meeting was called to order at 7:02 p.m. All Board members were present.

2. Items of Business

A. Financials: Balance Sheet & Income/Expense Statement

The Board reviewed the financial statements and discussed the HOA's overall financial position and recent landscaping and common-area expenses.

- Reserve funds continue to increase, and the Board agreed that no changes to the current financial plan are needed at this time.
- Some of the increased expenses were associated with the new Phase 1 playground. The Board noted that the playground is getting a lot of use, looks good, and has been well received by residents.
- Landscaping throughout the community has generally held up well despite drought conditions. However, the Board discussed several dead or dying trees in Phase 4 that will need attention.

B. Perimeter Fence Staining

- The Board confirmed plans to move forward with the previously approved wood-protection treatment for the perimeter fence.
- Work will begin after the secondary water is shut off on September 15, provided temperatures remain above 50°F.

C. Mailbox Numbers

- USPS confirmed that replacing faded address numbers on community mailboxes is the HOA's responsibility.
- Amber will contact Gary Watman, a handyman vendor used previously by the HOA, about purchasing and replacing the faded numbers.

D. First Citizens Bank Account

- Welch Randall continues to work with First Citizens Bank on establishing the HOA's new accounts and transitioning the necessary software. Welch Randall is meeting with the bank each Tuesday to work through the process.
- The transition is intended to eliminate additional fees homeowners currently pay when making online payments and allow HOA reserve funds to earn interest.
- Once the new accounts are established, HOA funds will be transferred from the existing accounts.

E. Insurance Renewal

- The Board discussed the annual Golden West insurance renewal. The premium remains unchanged from last year at \$7,730.
- The possibility of shopping for other insurance options was raised. Amber noted that the broker had already reviewed available options and Golden West remained the least expensive.
- The Board approved the Golden West renewal.

F. Reserve Study Update

The Board reviewed options for the HOA's scheduled reserve study update.

- The HOA is in year three of its six-year reserve-study cycle, so an onsite inspection is not required this year.

- The only significant change since the previous study is the new Phase 1 park/playground. Amber can provide updated information and photographs for inclusion in the study.
- The Board unanimously approved the Level 3 reserve study for \$760, rather than the \$1,520 Level 2 study that would include an onsite visit.

G. Alley Lane Parking

The Board discussed ongoing concerns raised by residents of Pearl Park Circle about vehicles parking along the narrow circle and a request to paint curbs red to designate no-parking areas.

- It remains unclear how frequently the parking problems are occurring. The Board agreed that additional information about specific incidents would be helpful before taking more significant action.
- The Board does not favor painting the curbs red, both because of the appearance and the precedent it could create for similar requests elsewhere in the community.
- Possible alternatives discussed included installing no-parking signs if the problem continues.
- The HOA can issue fines for parking violations but does not have the authority to tow vehicles.
- Landscaping crews have already been instructed not to park in the circle.
- Residents experiencing parking problems should report individual incidents through AppFolio so there is a record of the frequency and nature of the problem.
- The Board favored a gradual approach, beginning with documenting incidents and communicating with those involved before considering additional enforcement measures or permanent signage.

H. Larger Mailbox Request

The Board discussed a homeowner request to explore replacing the existing USPS mailboxes with larger mailboxes.

- The Board determined that larger mailboxes are not necessary and decided not to pursue a community survey on the issue.
- Replacing the community's existing mailboxes would be prohibitively expensive.
- The homeowner who raised the concern uses the mailbox for business mail and can explore obtaining a post office box if additional mail capacity is needed.

I. Motions Approved Between Meetings

The Board noted its previously approved motion authorizing Reeve Engineering to conduct a safety study of alley exit lanes throughout all seven phases. The study was requested following a reported accident involving a car and an e-bike.

- Reeve Engineering identified eight locations where safety improvements are recommended, including stop signs and pedestrian warnings at locations where privacy fences or other conditions limit visibility.
 - The Board discussed whether painting STOP on the pavement might be an alternative to installing stop signs at some locations.
 - The Board asked Amber to follow up with Reeve for clarification on their recommendations for specific sign language and placement.
 - It was noted that the community had complied with local traffic requirements and there had initially been some question about the need for an additional engineering study. Now that a safety concern has been raised and evaluated, the Board discussed the importance of responding proactively to the recommendations to improve safety and reduce potential HOA liability.
 - The Board also discussed shrubs near Lot 150 that may contribute to visibility concerns. The homeowners will be contacted about trimming the shrubs.
- The Board discussed the upcoming annual community meeting, scheduled for January 14, 2027, at 7:00 p.m. in the auditorium of the Kaysville Library. Two Board positions will be up

for election as two members reach the end of their two-year terms. The three remaining Board members have one year left to serve.

J. Public Comment

There were no public comments.

K. Community Newsletter / Other Business

- Amber will prepare a fall community newsletter.
- The newsletter will include information about e-bike safety, particularly in light of the recent accident and the alley safety study.
- The newsletter will also remind residents that secondary water will be shut off on September 15, earlier than usual this year.

L. Next Meeting Date

The next Board meeting will be November 12, 2026, at 7:00 p.m.

3. Adjournment / Executive Session

The homeowner portion of the meeting adjourned at approximately 7:30 p.m. The Board then entered executive session.