

SPRINGVIEW FARMS
Annual Meeting Agenda
April 20, 2026

AGENDA ITEMS

A. Call to Order – Shelley Lester, Board President

B. Approval of 2025 Annual Meeting Minutes – Shelley Lester, Board President

C. Board Member Introductions – Board Members

President: Shelley Lester- West Sage
Vice President: Ron Haskins- East
Secretary/Treasurer: Mike Wilson-East
Past President: Paul Henderson- East - Gated
Board Member: Mike Thompson- West

Board Elections

There are currently no board positions expiring. The next changeover in board positions will take place in 2027.

D. Management Company Introductions

Primary Manager: Jen Jolley
Secondary Manager: Brad Randall
Contact information for company / admin team found in meeting packet

Management Company Transition Board Members
Why the management company change?
Thoughts from Existing Board Members

Pro's

- CW Annual Management Fee of \$31,776 is higher than Welch Randall's Annual Fee of \$29,640
- CW charged additional fees for architectural reviews, admin fees, violation notices, etc. These fees are minimized or eliminated in Welch Randall's model resulting in annual savings of \$5,000 - \$6,000 compared to budgeted and historical costs from CW.
- Collection Assistance – At the time of transition there was approximately \$26,175 of owing balances for Springview Farms. As of March 31, 2026 the balance has been minimized to \$7,995
- Welch Randall utilizes same software (AppFolio)

Con's

- CW has long-standing history of the property, including irrigation systems, pumps, waterfalls, etc.
- Loss of common knowledge on developer aspects
- CW team members were closer in proximity to Springview Farms than Welch Randall
- Need to hire new vendors to look at certain aspects of the association since some maintenance tasks were being performed by CW.

E. PM Report – Jen Jolley, Welch Randall PM

Delinquency Update as of 3/31/2026

Total # of Owners:	363
Total # of Owners Current:	355
Total # of Units with Balance of \$0 - \$500:	4
Total # of Units with Balance \$500 - \$1,000:	2
Total # of Units on Payment Plan:	2
Total # of Units in Collections:	0
Total \$ Amount Outstanding as of 3/31/2026:	\$7,995.00

Work Order Report & Update Jen Jolley, WRPM

Work Order Submission / Best Practices Jen Jolley, WRPM

Violation Reviews

- Periodic Property Visits performed by Management Company and/or Board Members
- If there is a concern about compliance you are welcome to report as well.

F. Financial Review

1. Financial Summary Review

a. Balance Sheet as of 12/31/2025

Properties: Springview Farms HOA - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405
As of: 12/31/2025
Accounting Basis: Cash
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	84,050.49
Savings/Reserve Account	260,910.16
Total Cash	344,960.65
TOTAL ASSETS	344,960.65

b. Reserves Summary

There are currently two master accounts for the HOA. Separate tracking of expenditures for East / West / LV occur with each set of bills that is paid. Additionally, separate available reserves are allocated for each area (East / West / LV).

Reserve Balances at the time of Transition with CW

East: \$141,934.62

West: \$67,096.36

LV: \$49,031.96

Total: \$258,062.94

Additional Interest Earned in 2025 post transition

Total: \$2,847.42

Total in Account as of 12/31/2026: \$260,910.16

Reserve Interest Moving Forward:

1. Welch Randall PM and Board reviewing options for higher interest-bearing accounts for reserve funds.
2. Current planned allocations in 2026 based on proposed budget:
 - East: \$2,250
 - West: \$2,250
 - LV: \$500

c. Income / Expense Report from 2025 (Included in Packet)

d. 2026 Budget Discussion & Motion to Approve (Included in Packet)

G. Landscape Review

1. Update on Contracts for 2026 Season – Mike Wilson / Welch Randall PM
2. Projects completed in 2025
3. Planned projects for 2026
4. Pumps / Secondary Water Update – Ron Hankins
5. Water Feature Update – Mike Wilson / Welch Randall PM
6. Watering Reminders & Updates – Welch Randall PM
7. Recommended Tree List – Bluffdale City – Welch Randall PM

H. Bird Refuge Update

Mike Thompson

I. Parking Reminders & Violations

Welch Randall PM

1. CC&R Guidelines
2. HOA Private Street Responsibility – Loomis Village
3. Public Streets – All other areas of HOA

J. Retaining Wall Project

Board Member

Update
Next Steps

K. Architectural Review Form / Process Review -

Welch Randall PM

1. Review process
2. Forms / Etc.
3. Process for Review

L. Any remaining Board Comments

Board Member

M. Owner Discussion & Comments

Community Members

N. Adjourn

