

July 2, 2022
11:11am

Attendee's: Paul Thompson, Deb Modellmog, Jan Woods

Deb, asks if small expenses she has approved need to be approved by the entire board
Paul suggested reviewing quarterly or simply send a text

Deb, mentioned Chip giving away common area without prior approval and that he needs to get confirmation from nephew that could be removed if asked by the board.

Deb, fence repairs behind mailboxes will cost between \$200-\$250 and will be repaired by Double G (Michael Lloyd)

Deb, Tom Hales has gotten bids on trees, they were in the same price range other than Edwards Tree Service

Paul, Angelika has asked to have the tree included in front of her house as it is causing damage to both the roof and rain gutters.

Agreed to include but she will be responsible to replace.

Deb indicates pricing from Edwards Tree Service – comes to \$3300 total

Board approves removal of trees to Edwards Tree Service

Deb, do we want to include cloth under the bark in common areas?

Agreed that it is an extra expense and not necessary

Paul, labor will be included with Double G's agreement but the HOA will need to purchase bark.

Deb gives update on Utah Broad Band, they will notify directly before work is started

Deb mentions she has asked both Al and Heidi Christiansen for the engineering report

Jan asks if Chip still monitoring the construction?

Deb indicates that she gave Chip a check list to be completed, we need updates and communication to all involved

Paul – Can we give a deadline then impose fines? Then indicates he can send specifics on Rules during construction to the Christiansen's.

Deb, there is still ongoing concerns regarding the water, suggests hiring a professional at the Christiansen's expense to make sure all is in compliance.

All agreed

Paul asks if Sherman Stacy oversees changes to the CC&Rs

Deb indicates no only Rules & Regulations

Paul discussing clarification to who is responsible for what regarding landscaping

Deb – 5.3.2 of the Bylaws that specifies

Paul – that is the problem it isn't clear, refers to:

Section 1.8, page 3 of 55

Section 2.4, page 8 off 55

It typically indicates you have a responsibility to maintain your "yard", you own your "lot" not your yard.

Section 5.2, page 13 of 55

Section 5.2.1, page 13 of 55

Paul, I suggest we change the CC&R to clarify then indicates the seller needs to take responsibility to enclose this information to the buyers.

Paul,

Multi-family occupancy, do we have some protection or should we have some protection on this topic?

Maybe this needs to be included in the CC&R's?

Paul, reserve fund, when was the study last done and indicates he will take the lead on this issue

12:55pm

Paul moves to adjourn

Deb seconds