

BOARD OF DIRECTORS MEETING MINUTES

March 9, 2023

ATTENDEES: Stan Engh, Carol Stauffer, Karen Hayes, Glenda Lowe, Tom Bandle, Carla Peay, Lindsey Dover, Greg (CAM), homeowners

Absent: Dale Zabriskie

PRESIDING: Stan Engh

COMMENTS FROM HOMEOWNERS

Unit 65: Valve box is open, would like to change their sprinkler system to a drip system, would like to replace the grass between the wall and driveway with rock. Stan will have the landscaper fix the valve box, it is ok to change the sprinkler system to a drip system, homeowner should fill out an ACC form to have the grass replaced with rock from the driveway to the wall.

Unit 145: Water is dripping from the valves. Kent also discussed the changing of the bulbs on the garages of homeowners' units. It was decided that he would continue this **voluntary responsibility for the community and add him to the Security Committee. Jim was 1st, Lindsey 2nd, unanimous vote from the board.**

Homeowner: When signing in the CAM portal she was unable to select autopay. Per Greg is select autopay the account has to have a 0 balance. Because the March payment has not been made it will not allow autopay. The best thing to do would be to make the March payment at the CAM office, then the account will show 0 balance and autopay can be set up.

Who is responsible for Common Areas? In the community the HOA is financially responsible for the care, and maintenance of the common areas. Homeowners are responsible **financially for the care and maintenance of the limited common areas.**

Carla Peay was voted in as a member of the Board (Carla received the next to the most votes in the January election vote) to replace the vacancy left by resignation of Stan Taylor. Glenda 1st, Karen 2nd, unanimous vote by board

February 2023 Minutes: Approved Jim 1st, Stan 2nd, board approved.

Motion: A motion was made to change Board meeting to the Third Thursday of each month at 6:30pm. Glenda 1st, Karen 2nd, Board approved. This information will go out to all homeowners by email from CAM

Report from CAM (Greg): They have not received the January Financials from Terra West, The January Financials were sent to the board today. Stan will give CAM a hard copy. CAM also would like to know what the retention policy is for Silver Creek. Financials should be for three years', taxes should be for seven years. Minutes are kept for a longer period. CAM received several boxes of records from Terra West, what should they do with these records. Per Stan

they should keep what's required along with the ACC records and shred the rest. Megan would like to set up a zoom call with the board members. Stan said she should send out an email to all board members with dates that she is available and will get back to her. A letter was mailed out to all homeowners regarding how to set up an account with CAM. If there are questions they can contact CAM. (It may be beneficial for a meeting to be held in the clubhouse to help anyone who needs assistance). There is a three month window with CAM to receive dues without a penalty. If a member wants to use a credit card to pay dues there is an additional fee. (Credit Card companies charge a fee to make payments, CAM nor the HOA wants to incur those fees). Any correspondence or calls from members will be noted under their account. Several homeowners did not have emails contact with their information went by Terra West to CAM. Megan sent the missing information list to Glenda and Carol. They have obtained all but about four owner's emails. The missing information was emailed to Megan. Will the newsletter and CAM notification previously emailed to homeowners be emailed to them? Per Greg yes.

Financials: Why is the lockbox in AZ.? The lockbox for receiving payments is in Phoenix, AZ.? Payments go directly to CIT Bank via the lockbox. How will a credit show in the financial reports. A credit in an account will be in parentheses. We still don't know what the financial balances are? CAM has not received all of the information yet. CAM states that payments will be made in net 30 days however bills are usually paid within two weeks. On the January bill it has an item of \$200 for gate maintenance, we do not have gate maintenance. CAM will look into.

Clubhouse and Pool: Who enters the pool area can be tracked by the key fob it will no longer be necessary to sign in on the sign in sheet.

Because showering is a required state law it will remain a violation.

The six lights in the indoor pool area need to be changed. If the cost of new lights is under \$500, Tom can purchase them without Board approval. If the cost is over \$500 the board must approve before purchased.

We need to obtain three bids for the painting of the bathrooms, hallway, workout room, part of the bathrooms, hallway, workout room, part of the indoor pool walls and part of or all of the clubhouse.

The drywall man will begin framing and drywall in the library once the Board has received payment for the work he had previously completed, \$1,303.00, and the Board approved this work, cost will be between \$800.00 and \$1,000.00.

The plumbing in the clubhouse and pool area has been completed. The work amounted to \$9,665.00, which has been paid by Terra West, however no one from the Board signed or Released the payment.

The pedal on the exercise bike needs to be repaired. The cost will be \$30.00 which was approved.

Stan would like to get rid of the lounge chairs that surround the pool and have new lounge chairs purchased. This would cost \$6,000.00 plus. It was discussed that at this time we do not know what money the HOA has, in reserves. The HOA needs to have pressure valves put on our water lines to deter the water lines blowing up. We need to find out how much money we

have and where it is before we make large purchases. The purchasing of lounge chairs was tabled until we know where we stand financially. This item was tabled. Stan would like Tom to get bids and find out how long it would take from order of loungers until receipt.

Zoom Meeting: The law does not require that all Board meeting be held by zoom. The law is if we offer it to one member we have to offer it to all members. If we offer zoom meeting's we need to get the proper equipment and a mediator. The cost will be approximately \$6,700. We could request donations from members to help purchase equipment. The equipment would be owned by the HOA and could be used for other activities. We will monitor for three months to see what kind of response we receive.

Reserve Study: We do not know when the last reserve study was completed. The State of Utah states it should be updated every three years and a new study should be completed every 6 Years. Lindsey will get a copy of the reserve study for us to review at the next Board Meeting.

Architecture: Lindsey is contacting an appraiser to see how it would affect the community if we were to allow members to paint their homes or doors different colors. Sherwin Williams has the three colors that were approved several years ago.

Activities: Carla indicated that we have a beautiful clubhouse and would like to see more activities planned to use the space and get more community involvement. Carla will be contacting someone about the library and having a book club.

Karen needs to contact the telephone company and have the telephones by the pool and inside the clubhouse disconnected.

April Board of directors meeting: Stan will have standards for landscaping with a list of plants that can be planted.

Adult Swim

Adjust fine schedule