



North Bench Farms HOA

NORTH BENCH FARMS HOMEOWNERS ASSOCIATION
PO BOX 142
OAKLEY, UT 84055

2018 ANNUAL MEETING - Minutes

Tuesday, October 23, 2018

Call to order

The meeting was called to order at 6:30pm at the Oakley City Hall, 960 W. Center St., Oakley, UT. In attendance were: Tim and Karen Ross, Brad and Samantha Pyne, Travis Sherard, Jerry and Betty Ann Heck, Linda and Henry Hudson, Travis and Crystal LaFay, Nancy Ramaley, Rob Stowell, Marlo Bennett, Gerilee and Mark Curtis, Ryan Beck, and Stephanie Woolstenhume. A quorum, based on the members present, was established.

Introductions

The Board and owners introduced themselves. A letter from Jason Glidden announcing his decision to not run again for the Board, was read. The Board thanked Jason for his efforts over the years.

Approval of the 2017 annual meeting minutes

An owner expressed concern about the hiring of management and if that should be reflected in the approval of the minutes. As the minutes are only a documentation of what was said at the meeting, the Board did not feel that was the place to bring up that concern.

A motion was made to approve last years annual meeting minutes as presented. Motion was seconded. All were in favor except one owner, so the motion carried.

Review of 2018 year-to-date financials

The 2018 budget included two income items, 'open space property sale' and 'Oakley city refund' that provided enough income to support expected expenses for the year. It is likely actual expenses for the year will be under budget because management expenses did not begin until mid-year but were budgeted for the entire year.

Owners expressed concerns about the collection process and outstanding dues payments. There is currently only about \$2200 outstanding and the Association is following its collection process. Owners also expressed concerns over the hiring of a management company, as it is now a large part of the budget. The Board explained that professional management can lead to higher property values, is a way to get a hold of violation concerns, relieves some of the burden of the voluntary Board, and avoids possible confrontations between Board members and homeowners.

Review of 2019 Budget

The proposed budget included a dues increase from \$20/month to \$25/month for each homeowner in order to obtain a balanced budget with a \$3000 contribution to the reserve account. Some owners again expressed concerns about the hiring of management and how it has led to a dues increase. Apart from getting rid of management, significant cost savings would be difficult to find. Owners asked about possible improvements to the playground area and noted the aging irrigation system could lead to larger expenses down the road.

A motion was made to revise the proposed budget leaving the dues assessments at the current, 2018 rate, but leaving the expenses as presented. As a result, an approximate \$4000 loss for the year could be expected and a reserve contribution may not take place. The motion was seconded. Eight voted in favor and four voted against. The motion passed.

Street Parking

The Board is working with the city to decide how to handle street parking concerns. The city does have a no street parking policy, but more research is needed to verify how it applies and can be enforced at North Bench Farms.

CC&R rule enforcement

The Board has been looking into how to better follow the guidelines and rules set up in the CC&Rs. BSPM recommends that a set of Rules and Regulations be drafted by the Board that compliments and better defines the policies of the CC&Rs. These Rules and Regulations would also need a fining and compliance policy, which the Board has discussed in the past. Any document prepared would be distributed to owners for review and a meeting would be called to allow owner input before approval.

Other Business

Trees at entry: The trees or shrubs at the south corner of the south entrance should be looked at for trimming.

New website: The old website needs to be linked to the new website.

Election of Directors

Four positions are up for election. Each position is a 2 year term

Crystal LaFay elected not to run again and Jessica Sweeten was thanked for her previous service.

A motion was made, seconded and all approved the addition of the 5 new Board members. 2 existing Board members have one year left on their terms.

The new Board will be:

*Tim Ross (one year remaining)
Marlo Bennett (one year remaining)
Brad Pyne (two-year term)
Gerilee Curtis (two-year term)
Linda Hudson (two-year term)
Travis Sherard (two-year term)
Betty Ann Heck (two-year term)*

Adjournment

Meeting was adjourned at 8:15pm. (Minutes will be approved at next annual meeting)