



North Bench Farms HOA

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

BOARD MEETING - Minutes

November 19, 2018

Call to order

The meeting was called to order at 6:10pm at the Elk Meadows Retirement Home, Oakley, UT. In attendance were: Brad Pyne, Marlo Bennett, Tim Ross, Travis Sherard and Gerilee Curtis. Also in attendance was Tim Jones of Bridge Street Property Management.

Approval of Board meeting minutes

Previous Board meeting minutes were distributed in advance.

A motion to approve the Board meeting minutes from 8/27/18 and 10/23/18 was made by Tim Ross and seconded by Marlo. Will all in favor, the motion passed.

Review of year-to-date financials

One owner is in arrears \$660 and a title company sent \$60 after the sale of the home. Brad and Marlo will ask Linda to follow up on the amount and make sure she is following the collections policy. Linda should have the current collections policy which has procedures in place at 3, 6, and 9 months in arrears.

A motion was made and seconded to revise the letter used for late fees, based on Section 15.b of the Declarations. In addition, the policy will include that a lien will be placed at the point an account is 9 months past due. With all in favor, the motion passed.

A second owner was also in arrears \$440. With the owner's address uncertain, Brad will see if the tenants are able to provide some information.

Signature cards for the bank need to be changed. The Board will work on a time to get everyone together at the bank.

Parking rules and enforcement

Marlo met with the mayor and one of the council members. City will back up an enforcement policy initiated by the Association. The felt an education phase of flyers on doors, vehicles and at the mailbox would be appropriate before enforcement.

Board agreed the parking policy would be year-round, 'no street parking' signs would be applied to all existing stop signs, one new sign may be needed at one of the entries, and the overflow spots could be used for licensed and registered vehicles with a 48 hour maximum.

CC&R and Rule enforcement

The Board has already adopted a number of enforcement policies. Tim will work on one Rules and Regulations document that will summarize all policies and clarify a fining structure.

Other business

A motion was made and seconded to move \$12,000 into the reserve account, once established with the new signers. With all in favor, the motion passed.

Adjournment

Meeting was adjourned at 8:00 pm.