



North Bench Farms HOA

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

BOARD MEETING – Minutes

February 25, 2019

MEETING DATE AND LOCATION

When: Monday, February 25, 2019 at 6:00pm mountain time

Where: Cattleman's Hall

911 W. Center St.

Oakley, UT 84055

Call to order

Meeting was called to order at 6:10pm. Board members present were: Brad Pyne, Marlo Bennett, Gerilee Curtis, Betty Ann Heck, and Linda Hudson. Also in attendance were 5 owners and Tim Jones from Bridge Street Property Management.

Approval of the Board meeting minutes from January 14, 2019 meeting

A motion was made and seconded to approve the January 14, 2019 Board meeting minutes. With all in favor, the motion passed.

Rules and Regulations document and public comment

Board members discussed the reasons a Rules and Regulations document was needed: The Rules in the Rules & Regs document are taken directly from the Declarations of the Association and everyone has been given a copy of the Declarations when they bought into the community. The Board has been concerned about the lack of enforcement, ongoing parking concerns, and property storage concerns for quite some time, but an effective enforcement policy needed to be defined. The Rules & Regs document helps define some of the interpretation problems in the Declarations and gives the Association a defined way to enforce those Rules.

Concerns from owners included: Fear of living in a strict HOA environment, enforcement of issues that have not been enforced since the property was developed, poor management of policies and finances by previous Boards, lack of parking options for those that utilize the street

or yards, how Rules will be equally enforced, some items need further definition, the Board would be the governing body to hear appeals of fines, and the fine amounts are large and the same for every violation. One owner felt the document should go out to vote to the entire ownership.

Proponents of the Rules & Regs document noted: the Declarations have always had these Rules in them, parking on the streets is an increasing safety issue, property values could be at risk because of storage issues, and city ordinances are being over-looked that could be improved.

The Board will take into consideration all suggestions, including but not limited to: Displaying a document that shows how the Rule varies from the language in the Declarations, coming up with alternative parking options, redefining critical wording, educating owners more before strict enforcement, and considering an Appeals Committee.

Special meeting

It was agreed that a Special Meeting would be held on March 20, 2019 to gather more owner input.

Snow removal and fire hydrants

Brad will speak with snow removal company about moving snow away from fire hydrants. Some flags denoting the location of the hydrants may also be missing.

Reserve account transfer

Approved transfer of funds still needs to take place. Brad will take care of it.

Executive Session

The meeting was adjourned for the Board to go into Executive Session.

Adjournment

Meeting was adjourned at 8:30pm.

(Minutes approved at the March 20, 2019 Special Meeting)