



North Bench Farms HOA

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

SPECIAL MEETING – Minutes

March 20, 2019

MEETING DATE AND LOCATION

When: Wednesday, March 20, 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, Tim Ross and Linda Hudson. Also in attendance were approximately 12 owners and Tim Jones from Bridge Street Property Management.

Approval of the minutes from the last board meeting

A motion was made and seconded to approve the February 25, 2019 Board meeting minutes. With all in favor, the motion passed.

Board review of Rules and Regulations document

Historically, the board has received comments from owners related to street parking, parking in lawns, accumulated possessions around some homes, and trailers or rvs that don't move. Road safety is the primary objective but preserving property values is also an important goal. These are the main reasons the Rules and Regulations document was drafted. While many of these issues may be resolved with education and simple conversation, there is a need for a fining structure in case a problem cannot be solved with notices.

The board realizes there are many rules that have not been enforced for years and that owners may need time to make some of the changes being asked. Their goal would be to educate owners through letters, emails, website postings, and personal interaction before any

enforcement would begin. The board is looking into additional signage and possibly additional parking spaces too.

Owner input

Owners were asked to provide the Board with input on the document. Owner suggestions and input included:

1. Why now after all these years?
2. An Architectural Review Committee needs to be formed again.
3. Larger cars don't fit into garages well – no room for trash cans.
4. Can overflow parking spaces be added for guests.
5. Can overflow parking spaces be added for longer-term parking – possibly for rvs, boats, etc.
6. Fining structure should be adjusted to accommodate for an owner who has remedied a violation but hasn't paid the fine yet.
7. Fine amounts are too high or excessive.
8. CC&R should be changed instead, since much of the language was related to development.
9. Keep trash cans behind a fence or inside.
10. Allow trash cans next to garage – no requirement to keep inside.
11. Allow trailers as long as they are licensed.
12. Six month storage for trailers or rvs is not enough time for campers – that barely gets through the winter.
13. Add a loading and unloading period for rvs, boats, and the like.
14. If existing fences get grand-fathered in, maybe sheds or other architectural features should too.
15. Something needs to be added for protecting the open spaces from dumping or encroachment.
16. Fencing placement should not be grand-fathered, as the placement may not be properly placed on property lines. Just grand-father in the material.
17. Owners need a lot of education, warnings and alternatives.
18. Consider residential vs business use.
19. Need wording for backyard upkeep.
20. Consider 'composites' for approved fencing materials.
21. Return 'ski accommodation rentals' wording back into rental housing section.
22. Consider a finance charge for a violation that has not been paid, as opposed to another larger fine amount.

Next steps

The board will consider all input, make appropriate adjustments and distribute to owners after approval.

Adjournment

Meeting was adjourned at 8:15pm.

(Minutes are in draft form until approved at the next board meeting)