



North Bench Farms HOA

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

## **Board Meeting – Minutes**

**May 13, 2019**

### **MEETING DATE AND LOCATION**

When: Monday, May 13, 2019 at 6:00pm mountain time

Where: Oakley City Hall

### **Call to order**

Meeting was called to order at 6:05pm. Board members present were: Marlo Bennett, Tim Ross, Gerilee Curtis and Linda Hudson. Also, in attendance was Tim Jones from Bridge Street Property Management.

### **Approval of the board meeting minutes from the April 8, 2019 board meeting**

Gerilee moved to approve the minutes from the April 8, 2019 board meeting. The motion was seconded by Marlo Bennett. With all in favor the motion passed.

### **Board meeting protocol – Utah Community Association Act**

A document from the Utah Community Association Act regarding how board meetings should be run was shared.

### **Owner comment period (Please limit to 2 minutes each)**

There was no public comment.

### **ARC requests**

Clegg (5338 Frontier): Car port approval The board requested 72 hours to gather more information. Location and setbacks should be reviewed along with how the shelter will be used, so as to avoid open storage.

Castro (5167 Rodeo): Remodel Board would like to see a formalized plan with actual colors and rock choices.

Stowell (5280 Bridle): Fencing The fencing plan presented was approved.

**Board member attendance**

A motion was made by Marlo to officially remove director Sherard from the Board of Directors due to lack of attendance, as allowed by the Declarations. The motion was seconded by Gerilee. With all in favor, the motion passed.

**Rules and Regulations**

After another review of owner input a few minor adjustments were made to the Rules and Regulations document.

A motion was made by Gerilee to adopt the edited Rules and Regulations document and seconded by Marlo. With all in favor, the Rules and Regulations were adopted.

BSPM will send final version to Board for review and then will send out to owners and post.

**Education process for new Rules document**

Rules document will be shared with the owners along with an introductory letter outlining the board's goals. Board will walkthrough with BSPM to highlight and document initial concerns around the property as a starting point.

**When and how to enforce**

Board would like BSPM to handle most of the enforcement. BSPM's contract ends at the end of June and will draft a new proposal that will incorporate rules enforcement and accounting.

**New business**

There was no new business.

**Executive session (If needed to discuss specific owner issues or legal matters)**

There was no executive session.

**Next board meeting date**

Next board meeting was set for June 10. Location to be determined.

**The meeting was adjourned at 7:50pm.**

Note: These minutes are in draft form until approved at the next board meeting.