



North Bench Farms HOA

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

Board Meeting – Minutes

June 10, 2019

MEETING DATE AND LOCATION

When: Monday, June 10, 2019 at 6:00pm mountain time

Where: Elk Meadows Assisted Living conference room

Call to order

The meeting was called to order at 6:10pm. In attendance was Brad Pyne, Marlo Bennett, Tim Ross, Linda Hudson, Gerilee Curtis, and Betty Ann Heck. Also in attendance was Tim Jones of Bridge Street Property Management.

Approval of the board meeting minutes from the May 13, 2019 Board meeting

Tim Ross made a motion to approve the minutes from the May 13 board meeting. The motion was seconded by Linda Hudson. With all in favor, the motion passed.

Owner comment period (Please limit to 2 minutes each)

An owner asked about the status of a carport approval.

ARC requests, if needed

Nanette Bush attended the meeting and requested approval for a gravel pad on the side of her house to store her boat. The board requested a few days to visit the location.

A general discussion of the ARC request process took place. The board agreed that owners may utilize common areas to access their backyards under limited circumstances. In addition, the board requested all approval and denials are documented somehow, preferably with a signature.

Rules and Regulations

New rules document should go out to all owner by mail and email by the end of the day on the 15th to become effective on July 1. Cover letter was presented and modified by Marlo, but an emphasis on the new dues collection policy should also be included. The board will need to do a

walkthrough with BSPM after July 1 to produce a starting list of enforcement concerns. Street parking will be an immediate priority and Brad has agreed to look into the pricing of more signs and additional parking in some of the common areas.

Bridge Street Property Management contract

The contract with BSPM ends on June 30, 2019. BSPM offered a renewal contract that included bookkeeping and weekly inspections to help with rules enforcement. Having BSPM take over the bookkeeping will help with the enforcement of the new dues collection policy and any enforcement violations that need to be monitored, however, the board was reluctant to pay for weekly inspections that may not be needed in the future and was concerned with any price increase. Board members were willing to help with noticing and reporting of violation issues, which could save on those costs and having BSPM take over the bookkeeping would actually decrease overall expenses.

After discussion, a motion was made by Tim Ross to renew the BSPM contract for one year at a rate of \$900/month and \$80/inspection, if needed. The BSPM contract would include similar services as before, with the addition of the bookkeeping services. The board emphasized the importance of communicating and being aggressive with the new collection policy and one additional month would be given to owners to adapt to the new policy. Marlo seconded the motion. Linda, Betty Ann, and Brad voted for and Gerilee voted against. The motion passed.

Financial Review

Collection of the outstanding dues will be a priority with the new BSPM contract. In addition to proper communication of the new policy, BSPM will investigate lien filing fees and attorney fees for those that still cannot pay their outstanding dues.

BSPM requested a change in the banking of the Association. This would allow owners to make free bank-to-bank payments, make payments online, and even make credit card payments (for a fee applied to the owner).

A motion was made by Marlo to approve the change in banking. The motion was seconded by Tim Ross. Betty Ann, Linda, and Brad voted for and Gerilee voted against. The motion passed.

New business

Owners are reminded that secondary irrigation has been turned on and that they may need to check their filters for sediment. BSPM will include this reminder with the next email notice.

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

No executive session was needed.

Next board meeting date

Next board meeting was set for July 15 at 6pm.

The meeting was adjourned at 8:00pm

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