



North Bench Farms HOA

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

## **Board Meeting – Minutes**

**Monday, August 12, 2019**

### **MEETING DATE AND LOCATION**

When: Monday, August 12, 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 Marlo Bennett, Tim Ross, Gerilee Curtis, Linda Hudson, and Betty Ann Heck. Also in attendance was Tim Jones of Bridge Street Property Management and owners representing three lots.

### **Approval of the board meeting minutes from the July 15, 2019 Board meeting**

Tim Ross made a motion to approve the minutes from the July 15 board meeting. Marlo asked the motion to approve the officers be amended to indicate she did not move to elect herself. The Board agreed this was a unanimous decision. The motion was seconded by Marlo Bennett. With all in favor, the motion passed.

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

An owner asked for an update on the collection efforts. As of the date of the meeting, BSPM has reduced the owners that are 90 days overdue from 23 owners at \$5675 to 14 owners at \$3077.50.

A second owner expressed her concern for the cost of the management contract and the fact CC&R enforcement hasn't changed much. The board stated that BSPM has helped adopt an enforceable rules document, which has not been possible over the years. In addition, the new changes have also led to owners taking volunteer action already.

### **Nomination of Rob Stowell to the board**

A motion was made by Gerilee for Rob Stowell to fill in the remaining term of Travis Sherard's board position. Marlo seconded the motion. With all in favor, the motion passed.

It was suggested that a request go out to all owners for a volunteer to fill in Brad Pyne's position.

#### **ARC requests**

Marlo noted she was going to replace a native area of her lot with sod and asked if this is something that should be approved. The Declarations state that 'major changes' need to be approved and it was recommended that even something like this should be approved by the ARC or board. There were fears of owners encroaching onto common areas with projects like this and whether a survey should be required. BSPM will draft an approval letter that will include a disclaimer that the owner should obtain a survey to ensure property lines.

#### **Rules and Regulation updates**

Marlo provided a list last month with potential violations that would need to be addressed. The board reviewed the list, came up with a list of issues that needed to be addressed, and the board agreed to look again over the next few weeks. BSPM will draft notices that can be used for the notification process and the board will approve the notice wording.

#### **Financial review**

Due to savings in legal fees and additional management services that will not be needed, it is expected that expenses may come in under budget. The annual budget, however, did call for a \$3600 loss. It is hoped that the year will break even. BSPM has also seen an improvement with the collection efforts, as stated earlier in the minutes, likely due to certified letters being sent out to delinquent owners. The board asked that no liens be placed until the receivables can be reviewed at the next board meeting.

#### **New business**

The annual meeting date was set for October 22, 2019 at 7pm. Gerilee will see if Cattleman's Hall is available.

Tim Ross suggested a social event, not in relation to HOA business, be looked into for next summer.

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

An executive session was called to discuss financial matters of individual owners.

#### **Next board meeting date**

Next meeting was set for Monday, September 9 at 6pm. The board will try and make the second Monday of each month the set meeting date but will consider holidays and special circumstances.

#### **The meeting was adjourned at 8:20pm**

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