



North Bench Farms HOA

**NORTH BENCH FARMS HOMEOWNERS ASSOCIATION**  
**Oakley, UT 84055**

**Board Meeting – Minutes**

**Monday, September 9, 2019**

**MEETING DATE AND LOCATION**

When: Monday, September 9, 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, Rob Stowell, 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 last Board meeting**

Gerilee made a motion to approve the minutes from the August 12, 2019 board meeting. The motion was seconded by Betty Ann. With all in favor, the motion passed.

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

There was no public comment.

**ARC requests**

Marlo Bennett lawn: It was debated if Marlo's lawn improvements needed ARC approval.

Betty Ann made a motion to approve Marlo's ARC request. The motion was seconded by Rob. With all in favor, the motion passed.

Solar panel installation: There are approximately 7 homes with solar panels already installed. Gerilee expressed concern about the need for a plot plan being included with all ARC requests. The remainder of the board felt it was not needed with this type of work.

Betty Ann made a motion to approve this ARC request. The motion was seconded by Rob. With all in favor, the motion passed.

**Financial review**

Gerilee requested to get a copy of recent bank statements and a detailed Profit and Loss.

### **2019 Annual meeting and 2020 Budget planning**

A draft budget for 2020 was presented. If dues remain consistent, the Association could expect to lose about \$2000. The budget approved for 2019, expected a \$3600 lose. The hiring of a professional manager is a large part of the budget and owners will want to see results from this expense. With some money in savings, the Board also discussed ways to show progress, such as playground improvements, or additional parking areas.

Budget should go out approximately 30 days before the annual meeting and can be disapproved at the annual meeting under certain voting percentages. Annual meeting agenda should include a discussion on how to improve the playground area, and a request for an Appeals Committee.

Gerilee made a motion to approve the budget as presented. The motion was seconded by Rob. With all in favor, the motion passed.

### **Irrigation blowouts**

Irrigation blowouts are expected the first week of October. Tim Ross and Rob will work with Brad Pyne to discuss the process that taken in previous years. Owners with dues in arrears will not have their lines serviced.

### **Rules and Regulation updates**

Tim Jones and Gerilee Curtis attended the Oakley City Council Meeting on August 28, 2019. Street parking was put on the agenda based on concerns from a NBF resident. The resident thought new signs were put up recently and asked why. The signs that are at the entrances have been there for years, but the City did acknowledge that the ordinances for full-year street parking are not enforceable by the City at this time. Even though Marlo has had many conversations with the mayor and council members confirming they would help enforce a no street parking policy, the City's attorney felt the language was not strong enough for the City to take action. The HOA will have to work with the City on language changes to the City's ordinance

### **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 discussed financial matters of individual owners.

### **Next board meeting date**

In lieu of the upcoming annual meeting, the board will not meeting in early October.

### **The meeting was adjourned at 8:45pm**

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