



North Bench Farms HOA

NORTH BENCH FARMS HOMEOWNERS ASSOCIATION
Oakley, UT 84055

2019 Annual Meeting – Minutes

Tuesday, October 22, 2019

MEETING DATE AND LOCATION

When: Tuesday, October 22, 2019 at 7:00pm mountain time at the Oakley City Hall.

Call to order

The meeting was called to order at 7:05pm. In attendance were: Linda Hudson, BettyAnn & Jerry Heck, Gerilee Curtis, Amy Fiedler, Niko & Caitlin Klus, Crystal LaFay, Joadan Dellagnola, J. Gluffey, Frank Borrelli, Jay Skrypek, Tim & Karin Ross, Rob Stowell, Brady Flygare, Kim Johnson, Brad & Samantha Pyne, Julie Alvarez, Travis Sherard, Tim Butikofer, Nancy & David Ramaley, Marlo Bennett, Stephanie Woolstenhulme and Jason Glidden.

Also, in attendance was Tim Jones of Bridge Street Property Management.
Introductions were made.

Approval of 2018 Annual meeting minutes

A correction to one attendee's name was requested.

Karin Ross made a motion to approve the 2018 Annual meeting minutes with the one correction. The motion was seconded by BettyAnn Heck. With all in favor, the motion passed.

Review of 2019 Financials

Year to date financials were presented. There is approximately \$77,000 in the checking account and expenses for 2019 are expected to come in close to budget. Tim Jones described what is included in the lawn care, snow removal and property management line items.

Review of 2020 Budget and reserve funding

The 2020 budget was presented and called for no change in quarterly dues. Expenses are forecast to exceed dues income by approximately \$2000 and will be monitored by the board. Questions were raised regarding the duties and need for a property manager. BSPM handles the bookkeeping, attends monthly board meetings, assists real estate agents and title companies with requested information, monitors legal compliance with the State, and writes violation

letters. The board also added that they volunteer their time and do not have time to handle all of these tasks.

Common Area and Playground improvements

With the 2020 budget and existing reserve funds, the board wishes to approve the appearance of the property, the safety of the playground and possibly add additional parking options. The playground equipment needs general maintenance, the parking area needs to be defined and weeded, and other ideas will be explored in 2020 to make it more user-friendly.

Street Parking

Although the board was told differently last year, Oakley City does not have a year-round, street parking policy that they can enforce. However, there is a no street parking policy in place during the winter.

Owners asked if there was a plan for more off-street parking. The board has been looking into this, but is concerned about location, legalities and costs. The board will work on a plan over the winter, including options and costs.

CC&Rs and Rule enforcement

The board reminded everyone that the new Rules and Regulations document was distributed this summer and compliments the rules that have always been in the CC&Rs. The board has spent a good deal of time on education and is now issuing warning letters. It is hoped there could some day be an Appeals Committee for rules violation disputes and possibly an Architectural Review Committee, as well.

Other Business

Tree maintenance at entry: It was noted the trees at the entry could use pruning. The board will investigate having this done in the spring.

Common area grass maintenance: The common area grass is maintained weekly near the entries and the open areas are done annually – usually before July 4 each year. After the annual mowing of the open areas, owners are asked to weed-trim around fence posts near their property – this is not included with the contractor.

Common area storage: Owners are reminded that the common areas should not be used as property extensions. Personal items should be removed from all common areas.

Broken fencing: A few areas of the HOA fencing need to be repaired.

Election of Directors

Three positions were up for election and each position is for a two-year term.

A motion was made, seconded and all were in favor to elect: Tim Ross, Marlo Bennett and Caitlin Klus to the board.

The meeting was adjourned at 8:15pm

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