



North Bench Farms HOA

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

Board Meeting – Minutes

Thursday, May 21, 2020

Call to order

The meeting was called to order at 6:15pm. In attendance was Tim Ross, Marlo Bennett, Gerilee Curtis, Caitlin Klus, BettyAnn Heck, and Rob Stowell. Also, in attendance was Tim Jones of Bridge Street Property Management (BSPM) and approximately 10 homeowners.

Approval of the board meeting minutes from last board meeting

No minutes were approved at this meeting.

Owner comment period (Please limit to 2 minutes each)

David Hansen submitted a request regarding a survey of lot lines. Pete Nixon asked for an update on the Peoa Ditch Company project – A contract has been signed and work will likely take place in the fall. Pete also asked who oversees contractors and property manager. Stephanie Woolstenhulme asked about the ARC processes. Krystal Neilsen wants the board to discuss business ran out of homes. Caitlin asked for the board to review the landscape contract.

Committee updates and planning

Owners expressed concern about the playground getting shut down during the Orange Level of pandemic closures and felt it could have been handled better. The board felt it was an unprecedented event and they did what they felt was best for all owners. The state is about to move to the Yellow Level and restrictions will likely ease. During the Yellow Level, the playground will be open and owners will be asked to use at their own risk.

Caitlin presented numerous bids to put down asphalt at the playground. The board will review for the next meeting and consider where additional parking spaces might go around the property.

Financial review

No extraordinary expenses to report. Accounts Receivables are starting to run high again, possibly due to some owners being out of work.

Banking changeover to Alliance Association Bank

Accounts have been set up. BSPM will work on letting owners know about the change and how it will affect their payments.

ARC Requests/Actions

Alvarez (511 Bridle Way) – driveway replacement - Board approved.

Skrypek (5162 Rodeo) – Deck remodel – Board approved.

Ross, Jeff (5339 Western) – driveway extension – Board approved.

Bennett (833 Saddle) – Deck remodel and landscape work – Board approved.

Rylee (891 Celebration) – Shed construction – Board approved.

Ramaley () – Painting – Board approved.

Lewis/Dellagnola (905 Celebration) – Fencing addition – Information submitted was insufficient. Board did not approve and will request more information.

Gonzalez (5167 Rodeo) – Fence installed. No application. – With fencing up already, a letter will be sent that the fence was not approved, based on concerns of lot lines.

Phillips (5236 Riata) – – Initial request for info for fencing, but no info yet.

The board and homeowners are worried about the number of improvements taking place without approval, especially fencing. Without proper surveys of lot lines, there is concern that some owners have encroached upon neighbor's lot lines or common areas. Owners are reminded they must seek approval before starting any exterior projects.

Businesses being run out of homes

The Declarations have a section that state homes will be used for residential purposes only. Due to the complexity of the issue, the discussion was tabled until a future meeting.

Open board position

Linda Hudson submitted a resignation letter to the board before the meeting, due to personal obligations. She was thanked for her time and service on the board. Dave Hansen may be willing to fill in the open seat and will be discussed at the next meeting.

New business

Dave Hansen submitted a request, with plans, for a small shed – The board approved.

Dave Hansen submitted concerns related to lot lines around his property and the lack of survey markers throughout the Association. Caitlin has begun some initial research and will work with Dave on this matter and submit information at a future board meeting.

Caitlin submitted a request for a handicap access ramp for the playground. More information about the ramp, including pricing, will be obtained for board approval.

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

An executive session was called.

Next board meeting date

The next board meeting will be held June 9 at 6pm. Efforts will be made to have a physical meeting at Cattleman's or City Hall.

The meeting was adjourned at 9:03pm