



North Bench Farms HOA

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

Board Meeting – Minutes

Tuesday July 7, 2020

Call to order

The meeting was called to order at 6pm at the HOA playground. Present at the meeting were Tim Ross, Rob Stowell, Caitlin Klus, BettyAnn Heck, Gerilee Curtis, and Dave Hansen. Also present was Tim Jones of Bridge Street Property Management and two owners.

Approval of the board meeting minutes from last board meeting

A motion was made by Dave to amend the minutes presented in the 'Full Property Walkthrough' section to state that Dave and Tim Ross agreed to do a walkthrough in July and that two board members will do so each month. The motion was seconded by Betty Ann. With all in favor, the motion passed.

Owner comment period (Please limit to 2 minutes each)

There were no owner comments.

Update on playground improvements

Curbing and asphalt were added to the playground parking area. Caitlin will work on having the edges filled back in.

ACC Committee updates

ACC Guideline and Application documents were discussed. BSPM will try and share some examples the ACC could work off of. In addition, another owner offered examples last meeting and she will be contacted.

Since the last meeting, Marlo Bennett has resigned from the board and ACC. Gerilee offered to take Marlo's position and will serve with Rob and Caitlin.

A variety of paint sample chips were presented as possible colors that could be used for pre-approvals for owners wishing to paint their homes. The original CC&Rs noted there were colors already approved, but those colors have not been tracked down. Gerilee will do more research and if those original colors cannot be found, new ones will have to be agreed upon.

Property signage

Tim Ross and BSPM will meet over the next few weeks to review signage, as discussed at the last meeting. In addition to 48-hour limit signs for the overflow parking areas, a 'play at your own risk' sign was recommended for the playground. In addition, 3 signs should be added for '10 or 20-minute parking only' for the mailbox parking area.

Property lines and survey updates

Dave and Caitlin will continue to research.

Rules and Regulations

Over the next few weeks, Dave and Tim Ross will walkthrough the property. Next month's walkthrough will be completed by Dave and Rob. For continuity, either Dave or Rob will join another member for the next walkthrough. To aid in the walkthroughs, the board requested a history of violations and actions taken.

Dave suggested a new Rules document should be drafted with an enforcement policy to follow. Gerilee reminded that there is an existing document that can be used and revisions could take place at a later date.

CC&R Amendment discussion

With a variety of the rules in the CC&Rs difficult to interpret, it was suggested the Association begin working on CC&R amendments. To start the process, board members were asked to review the CC&Rs and make a list of changes they would recommend.

New business

Annual Meeting: Wednesday, October 14 was the date recommended. Gerilee will verify with the city if Cattleman's Hall is available.

Reserve Study: An update is required this year. Dave offered to complete the study, which is acceptable under state law. This could be a savings of approximately \$1000 for the Association.

Irrigation: The system and its workings need to be mapped, as only a few individuals understand how to turn the system on and off. Dave may know individuals who understand the system and will reach out to them.

Open board position: After last month's meeting, Marlo Bennett resigned. Matias Alvarez expressed interest in serving and addressed the board.

A motion was made by Gerilee for Matias to fill in the remainder of Marlo's term. The motion was seconded by Caitlin. With all in favor, the motion passed.

Speed bumps: Caitlin is in discussion with the city on the installation of speed bumps. They would be temporary and removed in the winter for snowplow operations.

Mulch in common area: Stephanie Woolstenhulme has a pile of old mulch behind her lot. Caitlin will have it removed and distributed on some of the trails.

Office positions: With the resignation of Marlo, the board agreed to the following office positions:

Tim Ross, president

Rob Stowell, vice president

Gerilee Curtis, treasurer/secretary

As part of Gerilee's role as treasurer, it was agreed that she will approve all invoices before payment is sent by BSPM.

Community cleanup: A notice to all owners should go out reminding them to help the community by keeping their lots clean.

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

The board entered an executive session for approximately 15 minutes.

Next board meeting date

The next board meeting was set for August 11.

The meeting was adjourned at 7:30 pm.

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