



North Bench Farms HOA

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

Board Meeting – Minutes

Tuesday August 11, 2020

Call to order

The meeting was called to order at 6:00pm. In attendance was Gerilee Curtis, Rob Stowell, BettyAnn Heck, Dave Hanson and Caitlin Klus. Also in attendance was Tim Jones of Bridge Street Property Management.

Approval of the board meeting minutes from last board meeting

BettyAnn moved to approve the minutes from the July 7 board meeting. The motion was seconded by Gerilee. With all in favor, the minutes were approved.

Owner comment period (Please limit to 2 minutes each)

There were no owner comments.

ACC Committee updates

Caitlin will continue her work on ACC guidelines and applications. BSPM will share a website of another HOA to refer to. Gerilee updated the board that she could find no history of the approved paint colors that were supposed to have been recorded with the CC&Rs.

Rules and Regulations

Last month's property walkthrough by Dave and Tim Ross was discussed. Their report will be used as a baseline for the next walkthrough by Dave and Rob. Gerilee felt the focus should remain with the property concerns that have been focused on in the past, such as trash and trailers, before moving on to concerns like property upkeep.

CC&R Amendment suggestions

A discussion took place regarding the amendment process. It was suggested there could be pros and cons with amending the actual amendment process, but the topic was tabled for now.

October 14 annual meeting

Cattlemans Hall has been reserved for the meeting. Budget work for 2021 will begin in September. As part of the notification process for this meeting, the board felt a quarterly

newsletter would help owners get a feel for what is going on in the neighborhood. This will begin in October.

Approval to move funds into reserve account

To clarify previous board actions regarding the funding of the reserve account, Gerilee moved that \$12,000 be moved into the new reserve account. In addition, 10% of the operating dues collected each quarter, starting with the 3rd quarter of 2020, will be moved into the reserve account. The motion was seconded by Rob. With all in favor, the motion passed.

Other business

Signage: BSPM will order signs for a local sign company and purchase posts.

Reserve study: Dave will continue to work on it as time allows.

Irrigation mapping: Dave will continue to work on it as time allows.

Irrigation filtration: The board did not feel it would be possible physically or financially to add a central irrigation filter at this time.

Survey: More discussion took place regarding property surveys. Caitlin will clarify bids received for possible survey work.

New business

Caitlin felt there could be grants available from the city for property improvements, such as shared gardens, playgrounds, etc. She will speak with the city.

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

No executive session was needed.

Next board meeting date

The next meeting was scheduled for September 1 at 6pm at the playground.

The meeting was adjourned at 8:00pm.

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