



North Bench Farms HOA

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

Board Meeting – Minutes

Wednesday, September 2, 2020

Call to order

The meeting was called to order at 6:05pm at the NBF playground. In attendance was Tim Ross, Gerilee Curtis, Dave Hanson, Rob Stowell, BettyAnn Heck, Matias Alvarez and Caitlin Klus. Also, in attendance was Tim Jones of Bridge Street Property Management.

Approval of the board meeting minutes from last board meeting

Dave moved to approve the minutes from the August 11 board meeting. Gerilee seconded the motion. With all in favor, the motion carried.

Owner comment period (Please limit to 2 minutes each)

There were no owners present.

ACC Committee updates

Guffey driveway request: The ACC was concerned about the driveway proposal and multi-point access to it. Mr. Guffey will be asked to submit an alternate plan.

Ross garage extension: Jeff Ross' garage addition was approved as presented.

Rules and Regulations

Walkthrough will be rescheduled. The topic of lawn care will be taken up in the spring and the focus will remain on issues regarding storage and parking.

Financial review

YTD financials were presented and reviewed. Concerns were expressed about owners who continue to not pay their assessments. While an enforcement policy does exist, it does not have a trigger when to send owners to collections. The small amount of the quarterly assessment makes it hard to send to certain collection agencies or attorneys, but BSPM will investigate options.

A motion was made by Dave to follow the current enforcement policies, but owners that have reached one year in arrears should be turned over to collections. This policy should begin with the next quarter. BettyAnn seconded the motion. With all in favor the motion carried.

2021 Budget prep

A proposed budget was presented. The scope and cost of the snow removal and grounds maintenance contract was discussed. Another contractor was asked to look at the property and additional bids should be received to make sure costs are in line. Small changes were made to the Maintenance and Repairs, Legal, Lawn Care and Meeting Expense line items.

A motion was made by Caitlin to approve the proposed budget as amended, which would include a \$5/month increase in assessments to cover rising expenses. BettyAnn seconded the motion. All were in favor except for Gerilee who voted no. The motion carried.

Other business

Caitlin did look in to local grants with the City, but none were available at this time. This will be investigated again for 2022.

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

No executive session was called.

Next board meeting date

Next board meeting was set for 10/5/20

Annual meeting was set for 10/14/20

The meeting was adjourned at 7:40pm.

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