



North Bench Farms HOA

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

Board Meeting – Minutes

**Monday, October 5, 2020
6pm mountain time, via online meeting**

Call to order

The meeting was called to order at 6:05pm via online form. In attendance was Tim Ross, Gerilee Curtis, Dave Hansen, 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

BettyAnn moved to approve the minutes from the September 2 board meeting. Matias seconded the motion. With all in favor, the motion carried.

Owner comment period (Please limit to 2 minutes each)

There were no owners present for comment.

ACC Committee updates or requests

There were no ACC issues to discuss. Board noted that items approved by the ACC need not be presented at regular board meetings.

Rules and Regulations

A walkthrough did take place and potential violations were noted. After review, it was decided that a handful of 'friendly reminders' would be sent out to owners in violation. Next month's walkthrough will note any progress being made.

Board will work on a general notice to homeowners after the annual meeting. The purpose of this notice will discuss various rule concerns, as well as property maintenance in 2021.

After discussion, it was decided that the board could take no further action at this time, in regards to businesses being run out of homes.

Financial review

Current financials were provided for review.

2021 Annual meeting prep

A proposed budget for 2021 was presented. After modest changes, the board agreed to budget that includes a \$15/qtr increase. This increase will help fund a routine contribution to the reserve fund. The budget will be presented at the annual meeting.

New business

There was no new business

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

The board did go into executive session.

Next board meeting date

The next board meeting was set for Monday, November 9 at 6pm and will be held via online format.

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