



North Bench Farms HOA

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

**2020 ANNUAL MEETING - Minutes**

**October 14, 2020**

**Call to order**

The meeting was called to order at 6:05pm at Cattleman's Hall. In attendance was Tim Ross, Gerilee Curtis, Dave Hansen, Rob Stowell, BettyAnn Heck, and Matias Alvarez from the board of directors. Owners Travis LaFay, Marlo Bennett and Stephanie Woolstenhulme were also present. Also, in attendance was Tim Jones of Bridge Street Property Management. A quorum was established based on the owner's present.

**Introductions**

The board and owners introduced themselves.

**Approval of the 2019 annual meeting minutes**

A motion was made by BettyAnn Heck to approve the minutes from the October 22, 2019 annual meeting. The motion was seconded by Dave Hansen. With all in favor, the motion carried.

**Review of 2020**

Year to date financials were provided. The balance sheet as of Aug. 31, 2020 showed approximately \$57,700 in the operating account and \$12,500 in the reserve account. Most expenses are coming in as expected, but Maintenance and Repairs will come in over budget due to the newly installed parking area at the playground.

Tim Ross discussed the agreement reached with the Peoa Ditch Company, which will eventually allow the HOA to utilize this water source for limited irrigation use around the playground. This was achieved by allowing the ditch company to run their new line through part of the common area.

**Review of 2021 Budget and reserve funding**

The board presented an approved budget that calls for a \$15/quarter increase starting with the first quarter of 2021. A majority of this increase will help fund a new reserve account that was initially funded in 2020. Initial funding came from bond money returned from Oakley City and 2021 funding will be approximately \$4600 under the new budget. The reserve account is set aside for future capital expenses of the Association.

### **Rules and Regulations**

The board continues to work on Rules enforcement and has implemented a monthly walkthrough of the property by two members of the board. Owners in violation will be given friendly reminders, as enforcement starts back up. Owners are encouraged to read the Rules document again and be proactive in cleaning up their properties.

### **Other Business**

Home-based business: An owner asked the board what was being done with home-based businesses. The board has spent a fair amount of time reviewing this and wants to make sure all owners are thought of when addressing this issue. A response to the owner's question will be provided at a later date.

Main entry shrubs: Shrubs at the main entry need pruning. The board will address it.

Temporary speed bumps: An owner asked if speed bumps could be installed to slow cars down. Temporary bumps may be something the City could help with and will be reviewed in the spring.

### **Election of Directors**

The current board consists of 7 members. The terms of Dave Hansen, BettyAnn Heck, and Gerilee Curtis came to an end and Gerilee decided not to seek another term.

With no other volunteers, a motion was made by Gerilee to elect Dave Hansen and BettyAnn Heck to new two-year terms. The motion was seconded by Matias. With all in favor, the motion carried.

**The meeting was adjourned at 6:40pm**

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