



North Bench Farms HOA

NORTH BENCH FARMS HOMEOWNERS ASSOCIATION
Oakley, UT 84055

Board Meeting – Minutes

December 11, 2019

Call to order

The meeting was called to order at 6:10pm. In attendance were Gerilee Curtis, Caitlin Klus, Tim Ross, and Rob Stowell.

Also, in attendance was Tim Jones of Bridge Street Property Management.

Approval of previous board meeting minutes

Gerilee made a motion to approve the minutes from the November 12, 2019 board meeting. The motion was seconded by Caitlin. With all in favor, the motion passed.

Presentation from Casey Anderson, president of Peoa South Ditch Company

Mr. Anderson presented a plan to replace their current, open ditch which parallels the Association's property, with a buried pipe. To straighten and shorten the route, the Ditch Company asked if they could pass through common areas of the Association. The construction would be limited to digging and burying the pipe.

While the current ditch provides no water to NBF, the board would like to work with the Ditch Company for the benefit the neighboring communities. In addition, the Association would ask that a stub-out be provided in the common area for possible future use, a portion of the common area be graded flat to accommodate a future play area, and an agreement be put in place that a future water lease would be provided to the Association.

With excavation expected in January or February, the Ditch Company will mark the location of where the pipe would go so that the board and owners can visually see the location. After the community has seen the location, an agreement will be written up for construction to begin.

Owner comment period

Two homeowners were present at the meeting. Input from Dave Hansen was given related to the ditch project.

Committee formations

A playground committee and a parking committee were formed, with details to follow on how the committees will operate. The playground committee will consist of: Gerilee Curtis, Linda Hudson, and Dave Hansen. The parking committee will consist of: Rob Stowell and Dave Hansen.

Financial review

Financials were provided for review.

Rules and Regulations

A copy of the violation log was provided, but not discussed.

New Business

There was no new business discussed.

Executive Session

An executive session was called to discuss accounts receivables.

Next board meeting

The next board meeting was set for Monday, January 13, 2020 at 6pm

The meeting was adjourned at 7:20pm

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