



North Bench Farms HOA

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

**Board Meeting – Minutes**

**Monday, January 11, 2021**

**6pm mountain time, via online meeting**

**Call to order**

The meeting was called to order at 6:05pm. In attendance were Tim Ross, BettyAnn Heck, Rob Stowell, David Hansen, and Matias Alvarez. Also in attendance was Tim Jones of Bridge Street Property Management.

**Approval of the board meeting minutes from last board meeting**

David moved to approve the minutes from the December 7, 2020 board meeting. The motion was seconded by Rob. With all in favor, the motion carried.

**Owner comment period (Please limit to 2 minutes each)**

There were no owners present at the meeting.

**ACC Committee updates**

There were no new ACC applications. Concerns were raised about one home that has removed a fence and may be starting some type of construction. The owners will be contacted.

**Rules and Regulations updates**

Because of the holidays, no scheduled walkthrough took place last month. Tim Ross and David Hansen will conduct the next walkthrough. Two trailer violations were discussed and BSPM will send notices.

A newsletter should be provided to all owners within the next week. A welcome letter format will be used and tailored to note other concerns.

**Financial review**

End of the year financials were provided and reviewed. Four owners have been sent to collections due to lack of payment. A fifth was reviewed in which the owner asked for forgiveness of late fees.

A motion was made by David Hansen to forgive half of the late fees applied if full payment was received by the end of January. The motion was seconded by BettyAnn. With all in favor, the motion carried.

**Lot line discussion**

David is still working with surveyors for bids.

**New business**

Peoa Ditch project: Work is progressing the common area and should be completed in the next week. Contractor will return grade to its previous levels.

Signs: Signs were not able to be installed because of the frozen ground. BSPM will put signs on A-Frame barricades for the winter.

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

No executive session was called.

**Next board meeting date**

The next board meeting was set for February 8 at 6pm.

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