



North Bench Farms HOA

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

Board Meeting – Minutes

Monday, April 19, 2021

6pm mountain time, via online meeting

Call to order

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

Owner comment period (Please limit to 2 minutes each) n/a

ACC Committee updates

All requests for improvements have been approved. Concerns were expressed over four properties that have started work or may begin work. BSPM will work with owners to define work and remind of procedures.

Rules and Regulations updates

Tim Ross and David will conduct the next walk through. Due to recent damage to personal and HOA fencing, along with a general liability concern, David presented language for a resolution regarding Air Soft and pellet guns. The resolution would ban the use of these weapons in common areas by children. In addition, a rule to ban street parking during the non-winter months was also reviewed due to increased safety concerns with the narrow streets.

Matias motioned and Betty Ann seconded to approve the new rules, which will be sent to owners for review and will be open for owner comment at the next board meeting before adoption. With all in favor, the motion carried.

Spring Newsletter

David Hansen will edit the Spring Newsletter and send to the community. The new pellet gun rule will be introduced, along with other community reminders of rules concerning watering lawns, parking, use of motorized vehicles in common areas, and construction projects.

Financial review

\$66k in the operating account and \$14k in the reserve account. Progress has been made in collecting on accounts in arrears. The playground awning may need repair or replacement soon

and work is needed on some of the common fencing. The fencing repairs will be mapped and inventoried by Matias and Tim Ross.

New business

David Hansen proposed a motion for an easement agreement to rectify a lot line concern between his lot and the HOA's common area. The agreement would allow the Hansens to use the portion of the common area that was built upon during original construction with the approval of the HOA. The agreement will be reviewed by an attorney and then approved by Tim Ross. The agreement will also be recorded in case of any future sale of the property. Matias moved to approve the motion and BettyAnn seconded. With all in favor, the motion carried.

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

No executive session was called.

Next board meeting date: May 17, 2021 at 6pm

The meeting was adjourned at 7:35pm. These minutes will remain in draft form until approved at the next board meeting.