



North Bench Farms HOA

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

2020 ANNUAL MEETING - Minutes

October 28, 2021

Call to order

The meeting was called to order at 6:07pm at Cattleman's Hall. In attendance was Tim Ross, Dave Hansen, Rob Stowell, BettyAnn Heck, and Matias Alvarez from the board of directors. Owners Stephanie Woolstenhume, Patrick Occhino and Chris Pinkston were also present. Also, in attendance was Tim Jones of Bridge Street Property Management. A quorum was established based on the owners present.

Introductions

The board and owners introduced themselves.

Approval of the 2020 annual meeting minutes

A motion was made by Rob Stowell to approve the minutes from the 2020 annual meeting. The motion was seconded by BettyAnn Heck. With all in favor, the motion carried.

Review of 2021

- a. **Pipeline through common area** Dave noted that the pipeline project running through the open space at the south border of the community is nearly complete, with a bit of grading still left to be done. Irrigation for the playground area will be an option in the future.
- b. **NBF Movie Night** The event was reported as a success and more of these community events will be planned.
- c. **Financials** \$67k in the operating account and \$16k in reserves. No unusual expenses have occurred and NBF is ahead of budget for 2021.

Review of 2022

- a. **HOA Projects** An ADA compliant sidewalk from the road to the playground is needed and has been requested by homeowners. It is possible that NBF could receive grant money from the county to fund the project. Other projects discussed were walking paths, off street parking, and an additional stop sign at the mail kiosk area.
- b. **Proposed budget** 2022 budget will be similar to 2021; no major changes anticipated and dues will remain the same.

Oakley City updates

Stephanie W. informed the board that the city has put a moratorium on new building permits as it investigates new water sources. A new well is in the works, but is delayed.

HOA notification for property changes

Rob reviewed the application process for new projects.

Election of Directors

The current board consists of 5 members. The terms of Matias Alvarez, Rob Stowell, and Tim Ross came to an end

With no other volunteers, a motion was made by Chris Piinkston to elect all three board members to new two-year terms. The motion was seconded by Stephanie Woolstenhume. With all in favor, the motion carried.

The meeting was adjourned at 6:57pm

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