



North Bench Farms HOA

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

Board Meeting – Minutes

Monday, March 20, 2023 6pm

Call to order

The meeting was called to order at 6:10pm, via online format. In attendance was Tim Ross, Matias Alvarez, David Hansen and Kim Johnson along with four homeowners. Also in attendance was Kristi Brown of Bridge Street Property Management.

Approval of the board meeting minutes from last board meeting

Matias motioned for approval of the 2/27/23 minutes and Rob seconded. With all in favor the motion carried.

Owner comment period (Please limit to 2 minutes each)

Homeowners were reminded that if they have a fire hydrant on their property, it is their responsibility to clear the snow away to make the hydrant accessible in an emergency.

This prompted a complaint from a homeowner about snow removal in the community, particularly around the mailbox kiosk. A request will be sent to the snow removal contractor to keep up with shoveling and salt.

Financial review

David moved to table approval of the 2023 budget while the board makes a decision about a change in management. David will also work on the reserve study and reinvestment fee implementation.

Projects

- The board anticipates the need for vinyl fencing repairs after the snow melts. They were happy with the work Crown Vinyl did last summer and we will reach out to them again.
- The board is working on scheduling a reserve study.
- The board is drafting language to add a reinvestment fee to the governing documents.
- An inquiry about road repairs was made with the City of Oakley and they responded that the roads may not be scheduled for maintenance for another 2- 3 years.

Next Board Meeting date Monday, May 1, 2023

Executive session An Executive Session was called to discuss specific homeowner issues.

The meeting was adjourned at 7:04pm. These minutes will remain in draft form until approved at the next board meeting.