



North Bench Farms HOA

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

Board Meeting – Minutes

Monday, July 10, 2023 at 6pm

Call to order

The meeting was called to order at 6:00pm. In attendance was Tim Ross, Rob Stowell, David Hansen, Matias Alvarez, Betty Ann Heck and Kim Johnson along with ten homeowners. Also in attendance was Kristi Brown of Bridge Street Property Management.

Approval of the board meeting minutes from last board meeting

Rob motioned for approval of the June 12 minutes and Matias seconded. With all in favor the motion carried.

Owner comment period

One homeowner expressed frustration about the delay in mowing of the open space. The mowing was scheduled for the coming days at the time of the meeting.

Another homeowner wanted to discuss the contentious exchanges between neighbors recently taking place on the Next Door social media site. This homeowner recommended that Betty Ann forfeit her position on the HOA Board due to upsetting posts made on the site. The Board will reiterate its policy around social media and make it clear to the community that board members act independently and do not speak for the board on social media sites. Any communication from the NBF HOA Board will be generated through the management company.

Financial review

Monthly financials were presented and discussed; no questions or concerns.

Projects

- The board is working on completing a reserve study.
- The board is drafting language to add a reinvestment fee to the governing documents.
- Talking points for a summer newsletter were finalized and approved to distribute to homeowners.

New Business

A neighborhood potluck was scheduled for Monday, September 11 and will take place immediately after the monthly board meeting at the playground.

Next Board Meeting date Monday, August 7, 2023 at the playground

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

The meeting was adjourned at 7:03pm. These minutes will remain in draft form until approved at the next board meeting.