

Old Mill Village HOA Annual Meeting 2020

September 10th at Boondocks and via Zoom

Minutes will be taken by Missy Nielsen, HOA secretary.

Agenda:

1. Welcome and Introductions—*Meeting began at 7:06 PM with the quorum requirements being met by those in person, those watching on Zoom and the proxy votes that were submitted.*
2. Review of Financial Statements—Nate Easthope (Treasurer) *Nate reviewed the financial statements below.*
 - a. 2019 Profit and Loss
 - b. 2019 Balance Sheet
 - c. 2020 Budget
3. State of the HOA—Barb Astle (President) *Barb reviewed the work and progress that has been made in the HOA for the past year.*
 - *Berm - sprinklers fixed and running, approximately 50 trees planted and bubblers to each tree. Looking to plant natural grasses and mulch beds around the trees.*
 - *Added more sprinklers to the main park and getting grass looking better everywhere.*
 - *Pond area - removed a lot of trees that were causing damage, had the phragmites sprayed to help control the weed, putting up signs with rules, and getting bids to improve the walking trail that has lifted from tree roots.*
 - *Eagle Scout project to add 2 benches and birdhouses and create a path to them at the pond.*
 - *Boulders put in between Handcart Circle & the city property to keep the Union Pacific trucks from driving over the park strip.*
 - *Approved to have a sand volleyball court built to one side in the water retention area at the main park. Currently getting bids for other improvements at the main park.*
 - *Sale of the common area behind Symphony Homes will soon be done.*
 - *Lost approximately 10 trees in the common areas in the windstorm. Plan to plant new trees.*

4. Update on Common Area Sale—Chandler Peterson (Vice-president) *Chandler updated the HOA on the progress of the sale of the common area to homeowners. They are working with homeowners currently to sign the proper documents. This soon be completed soon. The HOA will receive \$4,822.30.*

5. Open Comments and Questions—Homeowners
 - a. *Lindsey Gold—shared info about her co-op. She is willing to make needed changes for approval.*
 - b. *Ryan Speers—expressed interest in buying common area behind Handcart Circle. All 5 homes are interested. The board will discuss this at the next board meeting. Needs approval from the city and 67% of homeowners.*
 - c. *Brian Altom—asked about the status of the property that is being developed to the north of the HOA. It was reported that the plan is for 41 homes. The proposal can be found on the city webpage.*
 - d. *Karen Nance—feels that the HOA acted illegally in creating the rental rule. She would like the HOA to vote on this issue and to re-visit this item. To change the CCRs it requires 67% of all homeowners to approve. Board member expressed that the HOA is planning to vote on a rental restriction covenant.*

6. Election of Board Members—James Durrant (Manager)
 - a. Nominations—homeowners may nominate other homeowners. Each nomination needs to be seconded. Close nominations.
 - i. *The following homeowners were nominated and seconded to serve on the board: Scott Collins, Barb Astle, Nate Easthope, Chandler Peterson, Missy Nielsen, Karen Nance and Lindsey Gold. Nominations were closed.*
 - b. Candidates can take a minute and introduce themselves. *Candidates each took a minute introducing themselves.*
 - c. Vote. *Homeowners voted using the website. Given 15 minutes. James and Josh verified the results. The following individuals were voted to serve on the board: Barb Astle, Scott Collins, Nate Easthope, Missy Nielsen and Chandler Peterson.*

7. Adjourn *The meeting was adjourned.*