

Old Mill Village HOA Board Meeting *Minutes*

October 11, 2021 8PM

Zoom Meeting

Attending: Board: *Scott Collins, Chandler Peterson, Nate Easthope. Manager: James Durrant. No homeowners were in attendance.*

Agenda:

1. Open comments by homeowners. *None.*
2. Approve past meeting minutes. *One change to be made on the May 6th meeting minutes notes to state that Scott voted against this request. Change and update was inserted in the May minutes.*
3. Update on some items:
 - a. Dead trees on the berm to be removed by ProGreen on Friday.
 - b. ProGreen can replenish the flowerbeds with fresh bark/mulch on Friday. Cost is \$570. *Motion made to get this done. Seconded. 3-0.*
 - c. The asphalt trails look great. Discovered the trail to the north of the pond. The final cost was \$27,554. That included the asphalt patching, crack seal on all trails, and sealcoat on all trails. This will come out of the Reserve Fund.
4. Follow up on Proposed Amendment voting. *37 homeowners have voted so far. Scott plans to visit with Kaysville City on Accessory Dwelling Units.*
5. Discuss bids
 - a. Sand Volleyball—*James met with a contractor to build a 30 by 60 sand volleyball court. Cost is \$6,000 for excavating and haul off. \$4,500 for base and fabric, forms, 15 inches high by 8 inches wide with rebar, cement pump and labor. Sand \$6,300. Estimated \$1,000 for new sod, sprinkler repair, landscaping. TOTAL: \$17,800.*

- b. Pickleball—Nate. *Hard to find bids currently with the current market conditions. Waiting to hear from several companies. One company gave a \$80,000 ballpark bid.*
 - c. Landscaping. *ProGreen to increase their bid by 10% next year due to gas prices and harder to find and pay good employees. Waiting bid by Cutting Edge. They maintain Equestrian Estates in Kaysville. Waiting bid by Elmwood Landscaping should have this one by the end of the week.*
6. Discuss and Plan the Annual Meeting Agenda (using Scott’s proposed agenda below and last year’s agenda)

See the below planned agenda.

7. Other items:

- a. *Scott mentioned that we added in 3% inflation for our reserve study. Due to economic forecasts we might need to increase this estimate.*
- b. *Purchasing power is decreasing as inflation increases.*
- c. *A home in the HOA recently painted their home white without approval of the board. Paint needs to be approved per the CCRs. James will contact the homeowner for paint approval.*
- d. *The white vinyl fence owned by the city has many panels missing. James to contact them to fix the fence.*
- e. *The board would like to review the sales contract of the property to Kaysville City. James will send it to them.*

Old Mill Village HOA Annual Meeting 2021

November 3rd, 7PM at Boondocks and via Zoom

Minutes will be taken by Missy Nielsen, HOA secretary.

Agenda:

1. Welcome and Introductions—Barb Astle (President)
2. Review of Financial Statements—Nate Easthope (Treasurer)
 - a. 2020 Profit and Loss
 - b. 2020 Balance Sheet
 - c. Reserve Study analysis and recommendation
 - d. 2022 Budget
 - i. Proposed increase of HOA dues from \$78 to \$90 per quarter, to meet the reserve fund recommendations (increase from \$750 per month to \$1420) and due to increased cost of landscaping. (10% increase by current landscaper).
3. State of the HOA—Barb Astle (President)
 - a. Asphalt trails maintenance (patching, crack seal and seal coat).
 - b. Common area sale is completed.
 - c. Other items to touch on: drought and parks, signs for trails and pond, berm maintenance, etc.
 - d. 2 proposed amendments in process.
4. Update on Utah State and Kaysville City laws on ADUs—Scott Collins (Vice-president)
5. Open Comments and Questions—Homeowners
6. Election of Board Members—James Durrant (Manager)
 - a. Nominations—homeowners may nominate other homeowners. Each nomination needs to be seconded. Close nominations.
 - b. Candidates can take a minute and introduce themselves.
 - c. Vote.
7. Adjourn