

Old Mill Village HOA Board Meeting

April 15, 2021

8 PM Zoom Meeting

Attending: *Scott Collins, Barb Astle, Chandler Peterson, Nate Easthope and Missy Nielsen.*

Manager: *James Durrant, Rick Mason, Christian Volmar, Jon Rue, Karen Nance.*

Agenda:

1. Open comments by homeowners. *Homeowners shared their concern about maintaining home values without an owner living in the home. 2 addresses with 1 home.*
2. Rentals in the HOA *The board discussed rentals of homes in the HOA. Concerns with investors buying homes and turning them into "duplexes".*
 - a. New Utah Law on shared living accommodations. *There is a new law in Utah that allows for Accessory Dwelling Units. The board discussed how this law might affect the HOA.*
 - b. Attorney's counsel. *The board reviewed his email and recommendations. The board decided to follow the attorney's counsel and have him write up a rental amendment. Board also approved him to write up a valid notices amendment, with the provision that homeowners could opt out.*
3. Items to update
 - a. The Youth Soccer Association was contacted and told the HOA would not move ahead with considering soccer fields on the Jordan Valley Water District property.
 - b. Bark was refilled in the playground area.
 - c. ProGreen has mowed, aerated, spring cleanup, sprayed for weeds on berm walking trail and the rock parkstrip.
 - d. ProGreen will be applying spray fertilizer/pre-emergent/weed killer this month.
 - e. ProGreen will cut down the leaning trees along with the tree behind Handcart Circle for \$700. They will remove the stumps for the removed pines and the stump by the pond entrance (so the fence can be fixed) for \$500. *The board unanimously passed a resolution approving this work.*
 - f. I spoke with ProGreen about itemized invoice for all sprinkler work done this season. Discussed with them the need for the berm to stay green. *James will get a bid from them to bury the tree water drip lines on the berm.*
 - g. Meet with a contractor for a bid for a sand volleyball pit in the water retaining area. Discussed the need to get city approval for this. He is waiting on his concrete footing guy for a bid for the cement work. Should have it within a copy of days.
 - h. Bid from Morgan Pavement for asphalt trail maintenance. (see the bid). Discussed with him a future maintenance plan. He feels that if the HOA performs a crack seal every 2-4 years and applies a seal coat every 5-6 years the trails will last many years. He doesn't anticipate that they will ever need to be

replaced. Except the trail along the berm. Weeds have popped up through it for years. This trail will need more work to maintain. Might qualify for an overlay. He suspects that the base under the trail was not done properly. *The board unanimously passed a resolution approving this work.*

- i. HOA insurance was changed as approved in the last meeting.
4. Financials *The board reviewed the financials.*
 - a. YTD Profit and Loss and Balance
 - b. 2021 Operating Budget
 - c. 2021 Reserve Budget
 - d. Reserve Study.
 - e. Separate financial statements for operating and reserve funds. *James will get this done by the next board meeting.*
5. Pickleball court *Nate is working on bids.*
6. Motorized vehicles in the common area. *Discussion on this item: Does Kaysville City have laws about this? This is a safety issue. How do we issue violations? Homeowners to report when they see it. The board unanimously approved signs that state "No Motorized Vehicles" to be placed in several common areas.*
7. DeBoer approval of pool. *Pool was approved by the entire board.*
8. Schedule annual meeting: *The board is looking at October to hold the annual meeting.*
9. *The Board closed the meeting to discuss the duplex situation. The board unanimously approved 3 resolutions for proposed CC&R amendments*
 - a. *To cover the new Utah laws on ADUs*
 - b. *To cover short-term rentals (thereby replacing the current HOA rule in place)*
 - c. *To include a carve-out for the current duplex owner as long as they own the property.*
10. Next meeting: *Tentatively scheduled for May 6th at 8 PM.*

Adjourn: