

Old Mill Village HOA Board Meeting *MINUTES*

January 18, 2022

Zoom Meeting

Attending: HOA Board: Scott Collins, Nate Easthope, Chandler Peterson, Scott Vincent and Jordan Cammack. Homeowners: Jon Rue and Christian Volmar. HOA Manager: James Durrant.

Agenda:

1. Open comments by homeowners. No comments by homeowners.
2. Final Amendment Voting Numbers:
 - 197 homeowners voted (75%)
 - Amendment 1
 - 180 Votes
 - 69%
 - 91% of those who voted supported this amendment
 - Amendment 2
 - 189 votes
 - 72%
 - 96% of those who voted supported this amendment
 - The attorney is working on getting this recorded, Scott Collins will notarize the amendment, James is working with the attorney on the Exhibit A since some of the lot numbers have changed due to the sale of common area.
3. Approve the last meeting minutes (already approved via email and posted online)
4. Update on Gate installation and fence repair around the pond
 - a. James met with Tim from Utah Fence Warehouse
 - b. The work will include a new 4-foot self-closing hinge gate, fix the broken bottom rails, replace all the broken slats around the perimeter .
 - c. They originally thought that it would take until April that they could get to it but as soon as the slats come in, they can do it.
 - d. The sign is ready to go up as soon as the gate and fence is fixed
 - e. Motion made by the board to approve this expenditure. 5-0.
5. Review Pickleball Court Bids (last board meeting the board postponed any decision until additional bids could be received)
 - a. Update on bids from Nate (from his email January 11th email):

Miles Renner said we could base his bid off two courts they did recently in a park in South Jordan. That bid and a drawing is attached. This is the guy that Trevor recommended (Tennis and Track). Below is a comparison with the Pickleball Court Expert's bid we reviewed last meeting. Tennis and Track said we would have to do our own rough grade and that the cost was not fixed, it would be subject to changes in material costs and finalized closer to the fall when they could do the work. PCE is fixed and will do all the grading/rough work. T&T was

\$11,500 more than PCE. PCE had one gate (\$485 cost), T&T had four. T&T also had 133 more square feet. I also noticed the drawing from T&T included benches in the middle, which would be awesome. I'm not sure if that's included in their bid as it wasn't listed there. I asked to clarify. Benches are not in PCE's bid. PCE can start in summer, T&T in fall. Jeremy at PCE asked me yesterday where we were at with getting on his schedule. He said he picked up a couple jobs after we talked, so it's likely summer now when he could start. T&T said fall. I reached out yesterday to Sean at Parkin Tennis again. Still no response.

Item	Pickleball Court Experts (PCE)	Tennis and Track (T&T)	Note
Courts	2	2	
Post Tension	Yes	Yes	
Base	4-5"	4"	
Cement	5"	5"	
Premier Douglas Nets	Yes	Yes	
6' Perimeter fence	Yes	Yes	
4' Middle Fence	Yes	Yes	
Gates	1	4	PCE quoted \$485 for a gate, likely additional \$1,500 if we wanted 3
Acrylic primer coat	Yes	Yes	PCE said two coats of primer, may be the same as "surfacers"
Acrylic surfacer	No	Yes	May be the same as a second primer above
2 coats of acrylic	Yes	Yes	
Lines	Yes	Yes	
Sq ft of court	4,352	4,485	133 Difference
Rough grading	Yes	No	We would have to do our rough grade with T&T
Start date	Summer	Fall	
Price fixed?	Yes	No	T&T Subject to changes in material cost
Benches?	No	No	Benches in drawing, didn't see in proposal
Insured/licensed?	Yes	Yes	
Cost	73,153.00	84,631.00	11,478 Difference

James received a bid from Mike Wren of Courts Unlimited for \$72,000. They were booked for the 2022 season but they have a project downsized from 8 to 6 courts so they could fit it in July or August. Same spec as above except for 1 gate. James to get a bid in writing.

Scott Collins and Nate will meet with Dylan from Tennis and Track this Tuesday at 9 am.

Scott Collins shared his concerns about the HOA putting the pickleball courts over the gas company easement. The board discussed the location of the courts. Scott made a motion to not put the pickleball on the easement property.

The board discussed putting in benches.

The board discussed the prep work that will be required to prep the area so that it is flat.

The HOA has \$118,593 in the operating budget as of today. This money was always intended to provide improvements for the HOA.

6. Newsletter going out within a couple of days including: notification of increase in dues, results on the amendment vote, message from the President?

7. Other HOA items:

There is a homeowner that wants to replace the sod in the mow strip with rock. With the droughts in Utah, this is going to be a bigger and bigger issue. Haight Creek is going to start metering water in the next two years. More and more homeowners are going to want to xeriscape park strips and lawns. We may need to change the covenants at some point.

We need ProGreen to look at the areas where the grass died due to the water being turned off early.

8. Next meeting: Scheduled for January 26th at 8:00 PM

Adjourn: 9:21 PM