

# Old Mill Village HOA Annual Meeting 2021 *MINUTES*

**November 3<sup>rd</sup>, 7 PM at Boondocks and via Zoom**

Board Members: Barb Astle, Scott Collins, Chandler Peterson, Nate Easthope and Missy Nielsen

Property Manager: James Durrant, Utah Community Management LLC.

## Agenda:

1. Welcome and Introductions—Barb Astle (President) *At 7:07 pm the meeting was called to order. Unfortunately, those in attendance online, in person and by proxy totaled 58 and therefore didn't constitute the bylaws required quorum of 69 Members. Per the bylaws, the meeting was rescheduled for 10 minutes later. At this point the alternative quorum requirement of 35 Members was met and the meeting was called to order at 7:18 pm. Barb introduced the board and excused Missy who was not able to make it.*
2. State of the HOA—Barb Astle (President) *Barb reviewed the below items.*
  - a. Asphalt trails maintenance (patching, crack seal and seal coat). *The patching took place near the pond due to tree roots creating cracks and risers. The entire walking trail received a 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. *The parks held up ok this year with the watering restrictions and early turnoff. Reminder that motorized vehicles are not allowed on common area.*
  - d. 2 proposed amendments in process.
  - e. *Barb mentioned that there was also an Eagle project that was completed this year that added 15 trees to the common areas.*
3. Review of Reserve Study—Scott Collins (Vice-President) *Scott explained the purpose of a reserve account (to use to replace and repair HOA assets; for example walking trails, picnic tables, pavilion, sprinkler system, etc.). The HOA had a reserve study done earlier this year. The board reviewed its recommendations. After meeting with an asphalt company vendor, the board felt that the numbers were high and so we lowered the estimate. In the past the HOA has contributed \$750 per month towards the reserve account. But this is not enough. The board recommends to the homeowners to increase the reserve contribution to \$1420 per month starting in January 2022. In addition to this it is important to note that with the rise of inflation the board will need to review the assumed inflation rate. The reserve study and the 2022 reserve account budget can be found on the HOA website.*
4. Review of Financial Statements—Nate Easthope (Treasurer) *Nate reviewed the below items. Comparing the 2022 budgeted HOA lot owner dues of \$78 per quarter vs. \$90 per quarter.*
  - a. 2020 Profit and Loss and Balance Sheet
  - b. 2021 Year-to-date Profit and Loss and Balance Sheet

- c. 2022 Proposed Budget (HOA lot owner dues at \$78 per quarter vs \$90 per quarter)
    - i. Proposed increase of lot owner HOA dues from \$78 to \$90 per quarter, to meet the reserve fund recommendations (increase from \$750 per month to \$1420) and due to recent 10% increase in landscaping costs by current landscaper).
  - d. Improvement Projects—Pickleball and Sand Volleyball. *Nate reviewed with homeowners that years ago common area was sold to Kaysville City. That money was earmarked for HOA improvements. The HOA has received a couple bids from pickleball court contractors. As well as a bid for a sand volleyball court. The bid for 2 pickleball courts came in \$73,000 with a cost of around \$80,000 after sprinkler and landscaping work to be finished. The sand volleyball court bid came in at \$17,000.*
  - e. *The homeowners voted on the 2022 budget which included the dues increase to \$90 per quarter and a budget of up to \$110,000 for pickleball courts and sand volleyball pit. It passed with only one vote opposed.*
5. Update on Utah State and Kaysville City laws on ADUs—Scott Collins (Vice-President) *Scott reviewed the changes to state law and Kaysville City law concerning accessory dwelling units. He also shared the history behind the proposed amendments. The proposed amendment includes language that is similar to that contained in the current HOA rental rules.*
  6. Open Comments and Questions—Homeowners
    - a. *Karen Nance and Scott Vincent shared comments on the proposed amendment regarding accessory dwelling units.*
  7. Election of Board Members—James Durrant (Manager)
    - a. Board members serve for 1 year. Meet as needed, usually 4-6 times a year in the evenings. Take on HOA assignments. Vote on items at board meetings. Etc.
    - b. Nominations—homeowners may nominate other homeowners. Each nomination needs to be seconded. Close nominations.
    - c. *6 homeowners were nominated to serve on the board for the next year: Jordan Cammack, Scott Collins, Nate Easthope, Chandler Peterson, Karen Nance and Scott Vincent.*
    - d. Homeowners were given 10 minutes to vote online.
    - e. *Jordan Cammack, Scott Collins, Nate Easthope, Chandler Peterson and Scott Vincent received the most votes and were appointed to serve on the board for the next year. The board will meet within 15 days as stated in the HOA bylaws. Meeting date and time to be determined.*
  8. Adjourn