

## Old Mill Village HOA Board Meeting *MINUTES*

September 1, 2022, 8PM

Zoom Meeting

Attending: HOA Board: Scott Collins, Nate Easthope, Chandler Peterson (excused), Scott Vincent and Jordan Cammack. Homeowners: HOA Manager: James Durrant. Several homeowners were in attendance.

### Agenda:

1. Welcome and introductions
2. Past motions made via electronic communication to record in the minutes:
  - a. June 21<sup>st</sup>—Nate Easthope proposed via electronic communication approving a \$1500 increase in cement cost by the contractor, either that or wait until later in the year so if concrete prices go down. The contractor is not willing to budge. Approved by the board.
  - b. July 5<sup>th</sup>—Scott Vincent proposed via electronic communication: Jesus Viera can do the grading work for \$2600 to get it ready for sod or seeding. All board members voted in favor. (Scott had met with ProGreen and Viera to get a bid and timeline)
  - c. August 8<sup>th</sup>—Scott Vincent proposed via electronic communication: I proposed that we vote to approve \$8000 to have Jesus Viera and Scott Vincent finish landscape around the pickleball court, which includes 8500 sq ft sod installed, 4 or 5 oversized pavers placed in front of gate, and 5 or 6 trees selectively placed on South and West side. I further propose that Jordan will select shade tree variety with immediate availability, possibly a sycamore variety, and to work with Scott on tree selection. Does someone second this proposal? Scott Collins replied: I second this and approve it. All board members voted in favor.
  - d. August 18<sup>th</sup>—Scott Vincent proposed via electronic communication after sending several pictures of the park strip in front of the pickleball court: We need a few sprinklers repaired, dug out, prepared for sod and sod. Jesus Viera said that he could do that for \$800. I propose that we do it. Will someone second this motion?

Jordan Cammack: I second the motion. All board members voted in favor.

- e. August 26<sup>th</sup>—Scott Collins motioned the board approve the spraying of phragmites in the HOA pond area. Richard Hansen received the state grant to spray again this year. There is no cost to the HOA for this. Seconded. All board members voted in favor. Work to be completed within 10 days.
  - f. August 27<sup>th</sup>—Motion made by Scott Vincent to approve the Hill backyard pool. Seconded. Approved by the board.
3. Review of financials *James and Nate will work on the capital improvement side of the financials.*
  4. Day of Service. Local LDS congregation is looking to do some service on September 11<sup>th</sup>. *Danny discussed the day of service coming up and to see if the HOA needs some service done. The local LDS congregation was given approval to do service around the pond area. Duncans want to mulch the area by the pond.*
  5. Update on pickleball court. *Scott reported on the work that he has done to keep the tree water bags full, replacing grass that was burnt, working on various sprinklers throughout the HOA. He has adjusted the sprinkler timers to keep the grass around the pickleball court moist and help bring back other grass areas that are brown and dead.*
  6. Waterwise landscaping and amendment to allow rocks. *Laura Hill shared with the board her recommendations for xeriscaping. She was asked to type them up and share them with the board, she did so after the meeting. See exhibit A below. The board discussed leading it pretty wide open, not to be too prescriptive and define rocks. Discussed flagstone to be allowed, colors that blend in with the existing look and feel with rocks of natural earth tone.*
  7. Broken pipes at the sprinkler box east of the church. *Jesus Viera took care of an emergency repair was on the trail between the north park and the pond by the road. Damage was caused by J&J fiber/Connect Fiber Company. It was noted that there were additional sprinklers along the berm that needed to be fixed east of the church, the board decided that they would repair any broken berm sprinklers as part of the Spring 2023 sprinkler plan.*

8. Asphalt walking trail to be repaired. James spoke with Chandler, and he is getting bids to get it repaired.
9. Penalty fees for trailer/RVs in driveways. James sent 4 violation letters last week, 2 to repeat homeowners and they were assessed a fine. 2 letters were warning letters.
10. Scott Vincent items. *Scott invited the board to consider the purpose of the HOA. What is our mission statement? Add quality to the HOA. We should have an HOA to make things better or not have one at all. Scott has future items to discuss with the board at the next board meeting.*
11. Set annual meeting date and time. Last year it was held on November 3<sup>rd</sup> at Boondocks. *Annual meeting is scheduled for November 10<sup>th</sup> at Boondocks at 7 PM.*
12. Open Comments by homeowners. *The Nances received a violation letter concerning parking on the street. They shared the letter with the board and manager. The board or manager did not write the letter. It appears it was sent by a neighbor unhappy with the parking for their rental.*
13. Adjourn

Exhibit A

## Old Mill Village

***PROPOSED DRAFT***

### Water Wise Park Strip Requirements

\*A park strip is defined as the narrow strip of land between the sidewalk and the street.



The goal of this plan is to allow homeowners flexibility in their design while ensuring park strips are waterwise, well-maintained, and compliment the landscape of the home and neighborhood.

### **Park Strip Designs should include:**

- Drip line Irrigation system: no spray heads
- Plants that are not wider than the park strip and do not exceed 24 inches in height at maturity. (Taller plants block views, impede safety, and can interfere with city maintenance.)
- Trees are allowed
- Landscape rock that compliments the colors of the home and neighborhood.
- Mulches that are natural colors.
- Completed projects must be covered with 3-4 inches of rock or mulch
- Concrete (including stamped concrete), pavers, or flagstone that compliments the home and does not to exceed 25% of the park strip.
- Any landscape fabric used must be permeable to water and air. (Landscape fabric is not recommended by the state of Utah in areas where plants are growing since it deprives the soil of oxygen and inhibits plant growth.)
- Waterwise park strip inspiration and step by step design ideas can be found here:

[https://conservationgardenpark.org/readymadeplans?fbclid=IwAR1wCTW6p4quRwzDMU4rehC\\_PBg\\_euvhYyQ6dB\\_lw4JdnB1t8g5ixFXzxRE](https://conservationgardenpark.org/readymadeplans?fbclid=IwAR1wCTW6p4quRwzDMU4rehC_PBg_euvhYyQ6dB_lw4JdnB1t8g5ixFXzxRE)

### **Materials that are NOT allowed to be used in park strips:**

- No Artificial Turf
- No pebbles, gravel, pea gravel, or lava rock. Only landscape rock that is an in inch and a quarter or larger and compliments the home and the neighborhood may be used.
- No bare ground

### **Required Park Strip Maintenance:**

- Must be kept weed free

- Cut back plants as needed; no plants are allowed encroach on the sidewalks
- Water as necessary to maintain healthy appearance
- Replace mulch as needed each year
- HOA may fine for lack of maintenance and upkeep

## Resources

Utah Water Savers: <https://utahwatersavers.com/>

Local Scapes: <https://localscapes.com/>

Weber Basin Water: <https://weberbasin.com/Conservation/LearningGarden>

Slow the Flow: <https://slowtheflow.org/>

Conservation Garden Park: <https://conservationgardenpark.org/>

Water Wise Plants for Utah Landscapes: <https://extension.usu.edu/cwel/water-wise-plants>

## The Law

H.B. 282 Water Wise Landscaping Amendments

(2) An association may not enact or enforce a governing document that prohibits, or has the effect of prohibiting, a lot owner of a detached dwelling from incorporating water wise landscaping on the property owner's property.

(3)

(a) Subject to Subsection (3)(b), Subsection (2) does not prohibit an association from requiring a property owner to:

- (i) comply with a site plan review or other review process before installing water wise landscaping;
- (ii) maintain plant material in a healthy condition;
- (iii) follow specific water wise landscaping design requirements adopted by the association including a requirement that:

(A) restricts or clarifies the use of mulches considered detrimental to the association's operations;

(B) imposes minimum or maximum vegetative coverage; or

(C) restricts or prohibits the use of specific plant materials.

(b) An association may not require a property owner to install or keep in place lawn or turf in an area with a width less than eight feet