

Old Mill Village HOA Annual Meeting 2022

November 10th at Boondocks and via Zoom

Attendance: The entire board and the HOA manager. 9 homeowners were represented via Zoom. 10 owners attended in person, including Ben Purdue who represents Jordan Valley Water District (they own 38 lots).

Agenda:

1. Welcome and Introductions—Scott Collins (President) *Scott called the meeting to order. Introduced the board. There were not enough homeowners in attendance in person and via Zoom to establish a quorum. Therefore, no official homeowner binding business decisions or actions could occur. The meeting continued solely as an informational meeting for those present.*

2. Review of Financial Statements—Nate Easthope (Treasurer)
Nate reviewed the financial statements. Owners asked some questions about how items were classified and if the HOA dues assessment can pay for all the budgeted expenses. Discussed the possibility of the HOA needing to raise dues or lower their contribution to the Reserve Fund. The board agreed to further refine the 2023 budget.
 - a. 2022 Profit and Loss
 - b. 2022 Balance Sheet
 - c. 2023 Budget

3. State of the HOA—Scott Collins (President)
 - a. Pickleball court. *Scott talked about the pickleball court and the issues with the gate.*
 - b. Xeriscaping proposal for park strips. *Scott thanked those who had submitted feedback on the xeriscaping proposed rules and the*

amendment change to allow rocks in the park strip. Homeowners discussed the size of flat stones and the importance of stressing that xeriscaping does not mean “no maintenance”. Xeriscaping still needs maintenance. The board noted Laura Hill’s help in creating the rules document. The board will move forward with the feedback that is received.

- c. Common areas. Some grass areas in the HOA need attention. The board is planning on discussing in January the best approach to improve/replant the dead areas.*

4. Open Comments and Questions—Homeowners.

- a. A question was asked about the repairs needed for the walking trail between the church and the berm that was damaged. Chandler Peterson is taking the lead on this and it should be done in the spring.*
- b. Ben Perdue representing Jordan Valley Water Conservancy District was kind enough to share information about the plans for 38 lots that they own in the HOA and entertain questions. Ben is the Right-of-Way and Property Manager. The timeline for the water pipe to be installed on this property is 15-20 years out. Development of the land would be after the pipeline is in. He expressed their desire to be good neighbors. He will represent HOA as this land is discussed in his meeting. The property is maintained by the Weber Water District. One owner asked about the goat heads/puncture weeds that exist along both sides of the sidewalk. Ben agreed to follow up and work with Weber Water to control the weeds better. The HOA owns a slice of land across the property. The HOA could put in a walking trail if they wanted if it is not reinforced concrete. One homeowner invited Ben to do whatever he can so that the property can be developed as soon as possible.*

5. Election of Board Members—James Durrant (Manager) *No election was held since the quorum attendance requirement was not met. The current board will continue to serve.*

- 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.

6. Adjourn. *The meeting was adjourned.*