

Old Mill Village HOA Board Meeting *MINUTES*

May 11, 2023 8:30PM

Zoom Meeting

Attending: HOA Board: Scott Collins, Nate Easthope, Chandler Peterson, Scott Vincent and Jordan Cammack. HOA Manager: James Durrant. Homeowners: Trever Midgley, Christian Volmar, Hilary Rue, Mr. Bahm.

Agenda:

1. Welcome and Introductions. *Scott Collins—HOA President conducted.*
2. Open Comments. *A homeowner asked about the tree limbs in the road that had been trimmed. He was wondering when they would be removed. Response: Tomorrow.*
3. Garfield exterior paint was approved 3-0 (via email) with Nate Easthope and Scott Collins not voting. *Board discussed and took a final vote. 4-1. Scott Collins voting against. James to notify the homeowner.*
4. Gloria Rodriguez exterior paint request. *Board to meet with Gloria Monday night hopefully at 8:30 PM.*
5. Request by Jeff Perish to remove the trees on the south side of the pond. (open item). *Jeff and Scott Vincent had contacted the neighbors. Many approved of the removal of the trees. One homeowner expressed concern about the birds and animals that benefit from these trees. Board discussed the type of tree, which is a Russian Olive. They are noxious trees. Motion made to approve Jeff to remove the trees if he signs a waiver to hold the HOA harmless from any harm that might come to him. Seconded. Passed 5-0. James to notify him. Scott mentioned all the small new trees that have sprouted in between the pond and the fence line on the south side. They need to be removed.*
6. Cement pile was removed from the berm.
7. Trailer violation letter sent today.
8. Streetlights update by Scott Vincent. *Scott reported on his efforts to have the city take over the cost of the streetlights in the HOA. This will save the HOA about \$60 per month.*
9. Scott Vincent Items
 - A. Snow Removal Plan. *The board discussed the questions below. Board members will email Scott their ideas and feedback. Scott will draft a snow removal plan to present at a future board meeting.*
 - a. What is our obligation?
 - b. When is snow removal required, how much and is this a function of temperature or melt off?
 - c. Where is snow removal required?
 - d. Where do we remove snow that we shouldn't remove?
 - e. Comments on the plan and approval of plan?

B. Lawns and Fertilizer: *The board discussed the need for a mowing plan to present out to bid in the fall. Scott will work on this with James and have it ready to bid out in the fall.*

- a. Do we need a lawn mowing plan?
- b. Do we need to mow, water and fertilize non-HOA area's?
- c. Berm?
- d. West side Deseret Drive.
- e. South end of pond? 24-D application?

C. Sprinkler Systems: *Scott updated the board on his and Jesus' efforts to get the sprinkling system up and going. They are fixing the issues as they find them. They are about 60% through the HOA. Scott is continuing to refine the sprinkler timers. The grass will be mowed on Thursdays. The board discussed watering times at the park that would not interfere with homeowners enjoying the park.*

- a. Update:
- b. The Sprinkler Plan is still being drafted.

D. Trees: *Scott gave an update on the trees that have been trimmed. The board discussed the park strip on the west side of Deseret Drive and who should maintain the trees, grass, sprinklers, and snow removal. The HOA has always maintained that area. Homeowners have become accustomed to that. The board agreed to continue to maintain those areas. Motion was made to approve Scott Vincent to lead a team to trim and prune those trees up to \$3,000. Seconded and passed 5-0.*

- a. The following trees have been trimmed and pruned: South End; Basket ball park and along Deseret Dr; Pickleball Park, North end along Deseret Dr and West side; East side of Deseret Dr up to the north park; and all Pine trees in the HOA.
- b. The following trees need to be pruned/trimmed: along path behind houses; inside of pickleball park; and all honey locust at the pond and north park.
- c. The following trees need to be pruned/trimmed but are not the responsibility of the HOA: West side of Deseret Dr. behind homes. Also, the trees that back our common ground, on fences and behind homes.
- d. The following trees need to be addressed ASAP before they get out of control: The Pond, too many volunteers that are getting bigger very fast, all in the non-wet land area. We should maybe spray 24D at the beginning of each year along the south side and then mow it once or twice each year to keep the unwanted trees at bay.

Scott proposed that the HOA board send out an email to inform homeowners of the below items.

E. Can we send out a newsletter/E-mail update to all members **DRAFT below:**

"

Our lawns were hit hard these past few years because of the drought, pickleball court construction and sprinklers that were not performing, under repaired, or just broken. We have identified many issues and are now in the process of repair and hope to have all the lawns looking good in short order. In this effort we hired a new sprinkler crew who will be taking on sprinklers for better performance. Efforts include replacement of one controller, replacement of about 10 sprinklers, moving sprinkler lines and replacing about 40-50 heads; and are still in the process of tuning up many other sprinkler systems this month. To improve the grass, we have seeded and re-seeded many areas this Spring, some seed is taking well and some which is being a bit stubborn. We will continue with this effort to improve the general condition of our lawns.

Also, we have undertaken to trim trees throughout the HOA and there is still much more to do. We ask that all homeowners trim/prune your trees along your sidewalks. Also, any

homeowner adjacent to a HOA common area please trim your trees up and off of fences so that the branches do not extend out upon the HOA ground. We want all trees in back yards to not interfere with mowing and watering endeavors.

Further, the Board is looking into ways to improve the pond and the berm. The Board has implemented a few cost savings endeavors, or should we say cost avoidance endeavors, by eliminating unnecessary utility connections.

As we have taken on improvement projects this year, it has come to our attention that sprinklers have been adjusted to water non-HOA lawns and some sprinklers have been moved to benefit adjacent landowners. With the ever-increasing pressure to control water and with the new water meters that are being installed by the Water Districts, we will be tuning our sprinklers to water only HOA areas and we will move any sprinklers necessary in order that we only water HOA areas. Please do not adjust any sprinklers, alter sprinklers or mover sprinklers. If you have a question, please reach out to James and Scott V.

We ask that you help us by notifying James @ xxx-xxx-xxxx when you see something unusual, like a sprinkler system running in the middle of the day, someone dropping debris on the berm or at the pond, or other misuse or abuse of our common areas.

As an FYI:

- Lawn mowing is done by Pro-Green typically on Thursday (They mow the berm three times a year).
- Fertilizer is applied by Pro-Green.
- Sprinkler repair is done by Vieira Landscape, Sprinkler schedules compiled by Board Member Scott Vincent.
- We are serviced by Davis Weber and Heights Creek Irrigation Companies.
- The 62 empty Lots are owned by Jordan Water District and will not be developed in the foreseeable future.
- The 62 Lots are mowed four times a year by Weber Canal Company.
- The East side of the road leading up to the bridge is owned by Kaysville, but OMVHOA does the watering and mowing.
- The West side of the road leading up to the bridge is managed by Jim Puffer.
- *As a courtesy:* OMVHOA sprays the rocks for weed control along west park strip along Deseret Dr., even though this is the homeowner's responsibility. Also, OMVHOA sprays the grass strip along the empty lots with 24-D once a year (Scott, the water district sprays the grass strip not the HOA)
- *As a courtesy:* OMVHOA waters, fertilizes, and mows the west park strip on Deseret Dr., even though this is the homeowner's responsibility.
- Please note: OMVHOA is not responsible for snow removal along the west side of Deseret Drive.

Sincerely,
OMV HOA Board

10. Review updated (with amendment 2 changes) fine schedule. *James reviewed with the board the updates to the fine schedule that includes the changes needed from the 2nd amendment. The board will review the document and discuss it and finalize it at the next board meeting.*
11. Other Items. *Scott Collins discussed the signs that he finds posted on common areas. He removes them. Discussion on the Facebook page that is used by the neighbors. Discussion on the*

*HOA website. It should have the HOA financials on them according to state law. A homeowner expressed frustration with accessing the financial from the HOA manager in a timely manner.
Discussion on future annual meetings: when can it be held?*

12. Next Meeting. *July 18th at 8:30 PM via Zoom.*

13. Adjourn. *Meeting adjourned at 10:34 PM.*