

Old Mill Village HOA Annual Meeting 2024

December 18th, 7 PM via Zoom

Minutes will be taken by the HOA secretary—Jon Rue.

Agenda:

1. Welcome and Introductions—Jordan Cammack (President)
 - a. The annual meeting packet (agenda and financials) can be found on the HOA website: oldmillvillagehoa.com

2. HOA update—Jordan Cammack (President)
 - a. Controller replacements (to be finished in 2025)
 - b. New property management company Alliance Property Management starting January 1, 2025
 - i. Homeowners will receive an intro letter from them
 - ii. Increase of \$.75 per door per month (see 2025 budget)
 - iii. Notice going out this week to all homeowners from them (see a copy below)
 - c. Reserve study update to be completed in beginning of 2025
 - d. Thanks to Scott Vincent for the great work done on the sprinkler system and controller replacement project. The common areas (trees and grass) look as good as they ever have.

3. Review of Financial Statements—Nate Easthope (Treasurer)
 - a. 2024 Profit and Loss
 - b. 2024 Balance Sheet
 - c. 2025 Budget

4. Open Comments and Questions—Homeowners.

5. Election of 5 Board Members—James or Doug
 - 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 online at oldmillvillagehoa.com.

6. Adjourn

Old Mill Village Home Owners Association

2025 Forecasted Operating Budget

Vendor	2025 Budget	2024 Budget	Change	Note
Income				
Quarterly Assessments (\$100 per quarter)	\$ 104,800	\$ 104,800	\$ -	No change in fees
Fines	\$ 500	500	-	
Interest	\$ 3,228	160	3,068	All accounts (operating, reserve, CD)
Late Fees/Other	160	160	-	
Contribution to Reserve (\$1,420 per month)	(17,040)	(17,040)	-	
Operating Income Total	91,648	88,580	3,068	
Expenses--Common Areas				
Landscaping ProGreen	26,600	26,320	280	\$10 more per mow
Field Mowing (berm) ProGreen	1,600	1,170	430	\$10 more per mow
Aeration (last week of March or 1st week of April) ProGreen	1,100	1,100	-	
Spring/Fall Cleanup ProGreen	610	610	-	
Bi-monthly Weeding ProGreen	2,640	2,640	-	
Spray berm for broadleaf weeds ProGreen	1,000	1,000	-	
Fertilizer ProGreen	5,960	5,960	-	
Tree Trimming Viera Landscape	400	-	400	
Weed Control (walking trails, rock park strip) ProGreen	1,300	1,300	-	
Mow weeds around the pond ProGreen	1,050	-	1,050	Required by city
Sprinkler Startup and Blowout Preventative Viera Landscape	1,843	1,498	345	Preventative Work
Sprinkler Repair (Parts + Labor \$73 or \$30 per/hour as needed) Viera Landscape	4,000	4,035	(35)	
Pickleball court (net, gate, clean, etc.) TBD	250	250	-	
Playground Bark TBD	1,300	1,300	-	Replaced in 2000 for \$850
Snow Removal (push, no ice melt) Utah Landworks	3,600	3,600	-	Push price last year, reduced for ice melt
Secondary Water (2 water districts) Haight's and Davis/Weber	5,288	6,000	(712)	Paid \$5,981 last year
Electricity (for 9 sprinkler Electrical Boxes) Kaysville City	1,860	1,800	60	Reduced electric costs
Garbage (1 can main park) Kaysville City	180	336	(156)	Additional garbage pond can was proposed
Hire Local Youth to take Garbage cans out/in to street Local Youth	480	480	-	Proposed
Fix pond outlet/spillway	-	2,500	-	
New Projects				
Project #1- Replace and bury sprinklers on berm Viera Landscape	2,500	2,500	-	Proposed
Project #2- Fill 25 yds of top soil on berm and spread/smoot Viera Landscape	2,400	2,400	-	Proposed
Project #3- Seed berm 35000 sq ft premium grass seed Viera Landscape	608	1,400	(792)	Proposed
Project #4 - New trees Country Gardens Nursery	2,500	2,500	-	Proposed
Total New Projects	8,008	8,800	(792)	
Expenses Common Area Total	69,069	70,699	870	
Expenses--Administrative				
Management (\$4.75 per door per month) Alliance Property Manag.	14,934	12,576	2,358	Increase of \$.75 per door per month
Management Set up Fee Alliance Property Manag.	1,000	-	1,000	Per contract
Insurance Liability, Directors and Officers, Crime Farmers	4,000	3,210	790	Rates are increasing
Reserve study Complex Solutions	550	-	550	Required this year
Postage and Copies Alliance Property Manag.	1,000	1,000	-	
Legal Miller Harrison	750	750	-	
Fees (state HOA fees) State of Utah	45	45	-	
Room Rental for Annual and Board Meetings Boondocks	-	300	(300)	Annual meeting via zoom
Expenses--Administrative Total	22,579	17,881	4,398	
Net Income				
Income	91,648	88,580	3,068	
Expenses	91,648	88,580	5,268	
Total Budget	-	-	-	

2024 Budget vs. Actual to Date

Budget	To Date	Difference	Note
\$ 104,800	\$ 104,800	\$ -	No change in fees
500	-	500	
160	2,627	(2,467)	use of MM account
160	340	(180)	
(17,040)	(17,040)	-	
88,580	90,727	(2,147)	
26,320	25,380	940	
1,170	1,560	(390)	
1,100	1,100	-	
610	1,560	(950)	Added fall cleanup this yr
2,640	1,550	1,090	Reduced bills
1,000	1,270	(270)	
5,960	4,470	1,490	Reduced cost
-	400	(400)	
1,300	1,050	250	
-	2,435	(2,435)	Additional cost required by city
1,498	351	1,147	
4,035	2,416	1,619	Sprinkler improvements
250	-	250	
1,300	-	1,300	Was not completed
3,600	2,200	1,400	Did not apply salt
6,000	5,288	712	
1,800	1,622	178	Reduced electric costs
336	157	179	Only had one can
480	-	480	Didn't hire kid
2,500	574	1,926	Pond outlet/berm
2,500	-	2,500	
2,400	-	2,400	
1,400	-	1,400	
2,500	-	2,500	
8,800	-	8,800	
70,699	53,383	17,316	
12,576	12,576	-	No change
-	-	-	
3,210	3,413	(203)	
1,000	514	486	
750	490	260	
45	60	(15)	
300	-	300	via zoom
17,881	17,053	828	
88,580	90,727	(2,147)	
88,580	70,436	18,144	
-	20,291	(20,291)	

The HOA board will use their best judgement in allocating funds towards the repair of HOA assets and towards improving HOA common areas.

Old Mill Village HOA

Balance Sheet

Date December 17, 2024

	Operating	Reserves	Combined
ASSETS			
Current Assets			
Banking-Operating MoOB	\$ 30,848	\$ -	\$ 30,848
Banking-Reserves MoOB	-	83,571	83,571
Accounts Receivable	2,400	-	2,400
Total Assets	\$ 33,248	\$ 83,571	\$ 116,820
LIABILITIES & EQUITY			
Accounts Payable	\$ 4,545	\$ -	\$ 4,545
RESERVES			
Land sale proceeds	-	111,147	111,147
Previous contributions	-	61,085	61,085
Current changes in net assets	-	17,040	17,040
Capital Reserve Expenditures	-	(105,701)	(105,701)
Subtotal Reserves	-	83,572	83,572
EQUITY			
Previous balance	8,411	-	8,411
Changes in net assets	20,292	-	20,292
Total Equity	28,703	-	28,703
Total Liabilities and Equity	\$ 33,248	\$ 83,572	\$ 116,820

Old Mill Village HOA
Statement of Activities
Through December 17, 2024

	Operating	Reserves/Capital	Combined
Revenue			
Quarterly Assessments	\$ 104,800	\$ -	\$ 104,800
Fines	-	-	-
Interest	2,627	-	2,627
Late Fees	280	-	280
NSF Fees	60	-	60
Reserve Contribution	(17,040)	17,040	-
Total Revenue	<u>90,727</u>	<u>17,040</u>	<u>107,767</u>
Expense			
ADMINISTRATIVE			
Copies and postage	514	-	514
Fees (State, Licensing, Bank)	60	-	60
Insurance	3,413	-	3,413
Legal	490	-	490
Management	12,576	-	12,576
Meeting Rental	-	-	-
Total ADMINISTRATIVE	<u>17,053</u>	<u>-</u>	<u>17,053</u>
BAD DEBT	-	-	-
COMMON AREA MAINTENANCE			
Aeration	1,100	-	1,100
Berm Improvements	95	-	95
Berm Mowing	1,560	-	1,560
Fertilizer	4,470	-	4,470
Mowing and Trimming	25,380	-	25,380
Pond Outlet	480	-	480
Pond Weeds Cut	2,435	-	2,435
Secondary Water	5,288	-	5,288
Total Snow Removal	2,200	-	2,200
Spraying Weeds	1,270	-	1,270
Spring/Fall Cleanup	1,560	-	1,560
Total Sprinkler System	2,767	8,602	11,369
Weeding	2,600	-	2,600
Total COMMON AREA MAINTENANCE	<u>51,204</u>	<u>8,602</u>	<u>59,806</u>
KAYSVILLE UTILITIES			
Garbage	157	-	157
Power Bill	1,622	-	1,622
Total KAYSVILLE UTILITIES	<u>1,779</u>	<u>-</u>	<u>1,779</u>
OTHER			
Fencing	-	-	-
New trees	-	-	-
Reseeding	-	-	-
Tree trimming	400	-	400
Total Expenses	<u>70,436</u>	<u>8,602</u>	<u>79,037</u>
Change in net assets	<u>\$ 20,292</u>	<u>\$ 8,438</u>	<u>\$ 28,730</u>

MEMO

To: Old Mill Village HOA
From: Alliance Property Management (“APM”)
Date: 12/5/2024
Re: Association Onboarding and New Management

Greetings!

We are excited to welcome Old Mill Village HOA into our portfolio of associations, and to welcome the community members to what we hope will be a rewarding and advantageous partnership with us here at Alliance.

We will be emailing you a presentation to help introduce APM and our team. Since we are a new contact for you, you may have to check your spam folder for our email and then mark us as a safe sender to continue receiving our system as well as individual emails. Your portal activations will be sent via email as well between now and January 1st.

Due to the time frame of onboarding, our system will not be accepting online payments until January 1st, if you would like to pay early, please feel free to come by our office or mail a payment to 4655 S 1900 W Ste 6, Roy, UT 84067.

Also, if you have already made your payment to your previous management, rest assured that we will be working closely with them to get all accounts reconciled over the next 30 days.

To better assist you with specific needs and requests, here is a directory of our APM team members you can feel free to reach out to about any relative concerns and questions you may have. If any of our staff is unable to directly help you, they will ensure you are put in touch with who can!

Accounting, insurance, utilities, payables and receivables, financials, etc.

Jessie DeMille – jessie@apmutah.com

Nyna Peters – nyna@apmutah.com

Standard association information, direction for submitting requests, general questions, etc.

Barry Randall – barry@apmutah.com

Nella Silva – antonella@apmutah.com

Complaints and concerns, maintenance items, architectural review requests, operational procedures, specific governing document provisions, etc.

Stevie Gillespie – stevie@apmutah.com

Heather Gillespie – heather@apmutah.com





Welcome to Alliance Property Management! We would like to ask that you fill out this contact sheet so we can confirm that we have correct information on file for every homeowner. This will ensure that important association-related information, notices, invites, etc. reach you as they are sent out through our system.

Once completed, you can return this form by any of the following methods:

1. Texting a picture of it to our company text line (347) 934-2362;
2. Emailing the form to info@apmutah.com; or
3. Mailing the form to our office:

Alliance Property Management
4655 S 1900 W Ste 6
Roy, UT 84067

Homeowner Name(s): _____

Phone Number(s): _____

Email Address(es): _____

Mailing Address: _____

If you are leasing your unit out, please include tenant details below.

Tenant Name(s): _____

Phone Number(s): _____

Email Address: _____

If you have any unit or lot maintenance items that are currently pending or in progress, please provide the details below so that we can ensure we keep them on our radar.

Please feel free to reach out to us via any of the methods of contact listed above if there are questions or concerns we can address.

Thank you,
Alliance Property Management

4655 S. 1900 W. Suite #6 Roy, UT 84067
Phone: (801) 728-0454
Fax: (801) 728-0455
Email: info@apmutah.com
Web: www.apmutah.com