

Greenerhills HOA

345 W 600 S, Suite 127
Heber City, UT 84032

Annual Meeting - Minutes

Saturday, December 5, 2020 at 10:00am

Call to order

The meeting was called to order at 10:05 AM via online meeting format. Sixteen lots were represented online and four were represented by proxy. A quorum was not necessary, per section 3.4 of the bylaws.

Nominations and election

The two-year terms of Cindy Cossairt and Mark Adams expired. No other nominations were made and no other owners expressed interest in serving on the Board. By default, both Cindy and Mark will serve on the Board for another 2 years. The Board will determine who will hold what officer position at their January Board meeting.

Approval of previous meeting minutes

A motion was made by Lori Lawrenz to approve the December 7, 2019 annual meeting minutes as presented. Mark Adams seconded the motion. With all in favor, the motion carried.

Community update

Cindy Cossairt gave updates on the community highlighting the hiring of a new management company (Bridge Street Property Management), the sale of two lots and one home, the completion of nine ARC requests and the completion of the road slurry seal project. Owners were also reminded that the speed limit in the property is 25mph, anything off of the asphalt road is private property, trash cans should only be out for a 24 hour period, the HOA cannot control wildlife, and owners are responsible for their visitors.

2020 Review of financials

Year to date financials were provided. 2020 is expected to come in under budget after the slurry seal project is taken out of reserves.

2021 Budget

A copy of the 2021 budget was presented and calls for no change to the annual dues assessments.

Other business and owner comments

Roads: An owner noted concerns about cracks forming in the roads.

Communication: An owner asked for clear communication if rule changes are ever proposed.

ARC Guidelines: An owner suggested more detail in ARC documents to avoid subjectivity.

Speed bumps: An owner suggested speed bumps as a way to control speeding.

The meeting adjourned at approximately 10:45 AM. These minutes will remain in draft form until approved at the next annual meeting.