

Greenerhills HOA

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

Annual Meeting - Minutes

Saturday, December 4, 2021 at 10:00am

Call to Order

The meeting was called to order at 10:02 AM at The Heber City Police Department Community Room. Homeowners from twenty-one lots were present at the meeting, along with sixteen represented by proxy. Also present were Tim Jones and Kristi Brown of Bridge Street Property Management. A quorum was established.

Approval of Previous Meeting Minutes

A motion was made by Laura Hunt to approve the December 5, 2020 annual meeting minutes as presented. Sam Wohlstadter seconded the motion. With all in favor, the motion carried.

Year in Review - Projects

HOA President Cindy Cossairt gave updates on the community highlighting the completion of the Fiber Optics Capital Improvement Project. There were 6 new owners this year from the sale of 4 Lots and 2 Homes. ARC members were introduced and thanked for their service, especially for streamlining paint colors using Light Reflective Values (LRV) as standards. Although the motorized vehicle restriction was voted down earlier this year, noise restrictions still remain between the hours of 10 p.m. until 7 a.m. The HOA was mildly impacted by drought, as irrigation water was still available through September. Homeowners were reminded that the irrigation pond is on private property and trespassing in or around the pond is not permitted. Owners were encouraged to read the HOA newsletters, use the website or call management with questions or concerns.

Year in Review - Financials

HOA Treasurer Mark Adams was not in attendance, so the year to date financials were provided by Tim Jones of Bridge Street Property Management. There were questions asked and answered regarding several issues on the budget. A revised Reserve Study was addressed to indicate the need for increased Annual Assessments, mainly due to projected calculations for road maintenance and inflation. Some homeowners were concerned about the increased budgeted amount for legal expenses. However, under advisement from Legal Counsel, the Board was not at liberty to discuss any matters regarding legal fees for pending or potential lawsuits.

Board Member Election

Laura Hunt and Josh Phillips were nominated for the two-year term for the Board. Homeowners voted and Laura Hunt was elected.

Vote on Annual Assessment Increase

Homeowners voted to increase annual dues by \$200 per year for a total of \$2000. However, a \$200 discount would still be given if paid in full before the end of January. Quarterly payments would be made available at the full rate.

Vote on CC&R Proposal

Homeowners voted to implement a \$500 Reinvestment Fee into the CC&Rs.

Homeowner Comments

Neighborhood issues were addressed and neighbors were asked to be respectful of each other. Owners were thanked for their attendance at the meeting. Lori Lawrenz was thanked for her time serving on the Board.

The meeting adjourned at 11:15 AM. These minutes will remain in draft form until approved at the next annual meeting.