

Greenerhills HOA

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

Annual Meeting – Minutes--DRAFT--

Saturday, December 3, 2022 at 9:00am

Call to order

The meeting was called to order at 9:05AM at The Heber City Police Department Community Room. Homeowners from twenty-two lots were present at the meeting, along with fifteen represented by proxy. Also present were Kristi Brown of Bridge Street Property Management and Attorney Scott Welker from Miller Harrison Law Firm. A quorum was established.

Approval of previous meeting minutes

A motion was made by Jim Harger to approve the December 4, 2021 annual meeting minutes as presented. Wesley Hunt seconded the motion. With all in favor, the motion carried.

2022 Year in Review - Projects

Cindy Cossairt reviewed the Board's most significant accomplishments during 2022:

- The Board approved the snow removal contract, which will run through 2025. Roads will be plowed when there is a 3" accumulation or more.
- Laura Hunt met with the HOA's insurance broker before the March 2022 policy renewals and discussed increasing the first party property insurance coverage limit (later approved by the Board).
- The Wasatch Fire District required the HOA to upgrade the community's SOS Gate System by April 2022. This was not a planned expense and reserve funds were used to pay for the project.
- The Board sought legal advice regarding a trespass issue involving the multiple access private drives, and as a result posted "No Trespassing" signage to protect against potential HOA liability arising from injuries or property damage. There is not now, nor has there ever been a "recreational use easement" for Greenerhills. No trail system has ever existed, as the county did not require the developer to build the trails.
- Crack sealing was completed over the summer. The board evaluated five bids and went with the least expensive.
- A policy was drafted for gate codes and remotes and was included in the Annual Meeting Packet.
- The Architectural Review Committee's 2022 activities were summarized.

Annual assessments are due January 1. A \$200 discount is given to homeowners who pay by January 31. A late fee is added each month the balance remains unpaid. Homeowners were reminded to slow down on the roads during inclement weather and report any incident immediately to management.

Year in Review - Financials

Mark Adams reviewed the Year-to-Date financials. The Balance Sheet reflects \$143,000 in the reserve account and \$139,000 in the operating account. Aside from the SOS

System upgrade, expenses for the year were as expected and in line with the budget. No increase in dues is projected for the coming year. An independent Reserve Study will be done in early 2023 and has been accounted for in the 2023 budget. \$6400 has been budgeted for gate camera upgrades.

Board Member Election

The two-year terms of Cindy Cossairt and Mark Adams expired. Brian Harber and Sharilin Miller were nominated and elected to join the board. Board positions will be decided by the HOA's Board of Directors at the next board meeting.

Homeowner Comments

- Marty Harger made a presentation to homeowners concerning a dark sky initiative in the valley.
- Doug Heiner said he wants to raise a cow and add a fence on his lot, and to "Greenbelt" his extra lot to save on property taxes. He was told he needed submit an application to the Architectural Review Committee ("ARC") for the fence, and to request a variance from the ARC from the limitation on animals allowed, before doing either. This led to a discussion of "Greenbelting" in the community.
- Robin Snow raised further questions about trespassing, trails and the No Trespassing sign erected by the Board for the multiple access drives. Many homeowners commented on the matters. HOA attorney Scott Welker had been invited by the Board to attend the meeting to address the issues raised by Ms. Snow. He provided an overview of the HOA's pertinent governing documents and their applicability. Scott reiterated the legal opinions on the matters that previously had been provided to Ms. Snow and her attorney by HOA attorney Peter Harrison.
- Sarah Niesen reported the pavers around the East gate are loose and in need of repair.
- Josh Phillips asked about applying salt to the areas around the gates and Jeff Mounter said he can take care of it.

The meeting adjourned at 10:43 AM. These minutes will remain in draft form until approved at the next annual meeting.