

Greenerhills HOA

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

Board Meeting – Minutes

Wednesday, January 18, 2023 at 6pm

Call to Order

The meeting was called to order at 6:09 pm at the offices of Bridge Street Property Management. In attendance from the Board of Directors were Sharilin Miller, Laura Hunt and Brian Harber. Seven homeowners also attended the meeting, along with Kristi Brown of Bridge Street Property Management.

Welcome to the Board

The new Board introduced themselves and voted unanimously to approve the proposed slate of officer positions:

Sharilin Miller – president

Laura Hunt – vice president

Brian Harber - treasurer

Owner Comment Period

Daniel Sungail inquired about committees, specifically the Architectural Review Committee (“ARC”). He asked whether committees had term limits and how the members were elected. The Board stated that currently the ARC is the only Board committee. There are no term limits and the Board appoints committee members. One homeowner recommended that ARC members actually reside in the community for a period of time before being considered for a committee.

Approval of October 19, 2022 Board Meeting Minutes

Because none of the current Board members attended the October 19, 2022 Board meeting, Laura Hunt asked former HOA President, Cindy Cossairt, to confirm that the minutes from that meeting were accurate. Upon receiving Ms. Cossairt’s confirmation of accuracy, Ms. Hunt moved that the minutes be approved. Brian Harber seconded the motion and all Board members voted to approve the minutes.

Financial Review

2022 financials reports were covered by Treasurer Brian Harber. There was a discussion regarding gate cameras that are included in the 2023 budget. The 2023 budget had been approved by e-mail by the 2022 Board in December.

Robin Snow brought up a concern about current rates of inflation and the need for an updated reserve study at the community. The board shared that an outside company has been selected to do the study this year.

ARC Updates

Four new homes currently are being built by new neighbors Riggs, Roberts, Shipley and Westover. Supply chain issues have delayed some projects. On behalf of Jeff Munteer, the ARC reminded homeowners not to push snow from their driveways onto the road. The ARC also said they should not put snow from their driveways onto their neighbors' property. Mr. Sungail asked why Jeff Munteer was reporting to the ARC. He was told that Mr. Munteer is not reporting to the ARC; he is a member of that committee. He also is the HOA's snow removal contractor.

Rules and Regulations and Schedule of Fines

Laura Hunt provided a brief summary of the changes to the Greenerhills HOA's Rules and Regulations and Schedule of Fines that had been approved last year. The revised document was shared with Owners and placed on the HOA website. Lori Pavicic asked what precipitated letters last year regarding vehicle parking. Ms. Hunt responded that there were complaints from other residents, and explained that the Board planned to survey all the Owners to determine what the membership preferred in regard to vehicle parking with an eye toward proposing a change to the CC&Rs, which currently allow parking only in enclosed garages or accessory buildings (other than allowing one recreational vehicle, e.g. motor homes, trailers, boats, etc.) to be parked outside. Some discussion of parking followed.

New business

Cindy Cossairt, outgoing Board president, was presented with a plaque as a token of gratitude from the community for her dedicated years of service as a member of the Board of Directors.

Next board meeting date

April 19, 2023.

Executive Session

An executive session was called to discuss owner specific issues.

The meeting was adjourned at 8:15pm.

These minutes will remain in draft form until approved at the next board meeting.