

Greenerhills HOA

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

Board Meeting – Minutes

Wednesday, March 15, 2023 at 6pm

Call to order

The meeting was called to order at 6:01pm at the offices of Bridge Street Property Management. In attendance from the board was Sharilin Miller, Laura Hunt and Brian Harber. Four homeowners also attended the meeting, along with Kristi Brown of Bridge Street Property Management.

Owner comment period

Robin Snow inquired about the new board's position on trespassing, trails and the No Trespassing sign erected by the previous board for the multiple access drives. The board responded that they understood the dispute to have been settled at the 2022 annual meeting and Ms. Snow was advised to submit any further questions on the matter through her attorney.

Approval of last board meeting minutes

Robin Snow pointed out that a discussion about a 2023 reserve study was omitted from the draft of the January 18 meeting minutes. A motion was made by Laura and seconded by Brian to approve the minutes when this omission is corrected. With all in favor, the motion carried.

Financial review

Financials were reviewed by Brian Harber, Treasurer. The snow removal/grounds maintenance contract for additional services was discussed.

Projects

Gate cameras are in the budget to be replaced. The board explained the function of the cameras to a new homeowner.

28 replies were submitted in response to the recent parking survey. Homeowners voted:

1. in favor of permitting 4 vehicles to park overnight outside of garage space and
2. in favor of permitting an additional 6 vehicles over a 30 day exception period for special occasions

The board will draft wording for a CC&R change to be presented to homeowners.

Sharilin Miller has been working with Twin Creeks Special Service District to obtain a permit to dredge the irrigation pond and install fencing around three sides of the area.

ARC updates

No members of the architectural review committee were present at the meeting. No projects are currently under review.

New business

The board acknowledged a temporary need for monthly meetings with the goal of getting “up to speed” on the current concerns of the community and will continue on this schedule until further notice.

Next board meeting date

April 19, 2023

Executive Session

An executive session was called to discuss owner specific issues.

The meeting was adjourned at 8:07pm.

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