

**Greenerhills HOA**  
345 W 600 S, Suite 127  
Heber City, UT 84032

**Board Meeting – Minutes**

**Wednesday, April 19, 2023 at 6pm**

**Call to order**

The meeting was called to order at 6:00pm at the offices of Bridge Street Property Management. In attendance from the Board of Directors were Sharilin Miller (President), Laura Hunt (Vice President), Brian Harber (Treasurer), and Marilyn Fowler (Chairman of the Architectural Review Committee). Eight homeowners also attended the meeting, along with Kristi Brown of Bridge Street Property Management.

**Owner comment period**

Daniel Sungail (Lot 40) asked about the street damage being caused by construction vehicles. Brian Harber reported on his contacts with the contractor and owner of Lot 39. Water flowing down from the back of the neighborhood was caused by the contractor's vehicles covering the drainage swale which resulted in the water flowing down the roads instead of in the swale. The contractor has cleaned the debris from the area, and told Brian that they would repair the asphalt damage once the heavy trucks were no longer impacting the roads. Mr. Sungail also asked about the construction on Lot 38, and Marilyn Fowler, for the ARC, said that the construction there should be done in approximately 3 weeks. Mr. Sungail also asked about damage to the sewer caps. Brian Harber extended the HOA's thanks to Chris & Jennifer Haug (Lot 36) for their quick and voluntary actions to mitigate excessive runoff and prevent further damage to the roads and neighbors' property.

**Approval of last board meeting minutes**

A motion was made by Laura and seconded by Brian to approve the minutes from the March 15 Board meeting. With all in favor, the motion carried.

**Financial review**

Financial reports were reviewed by HOA Treasurer, Brian Harber. Tom Fowler asked about the legal expenses for the first quarter (\$2,866.50), which were more than 50% of the 2023 budgeted amount (\$5,000). Brian responded that the Board is aware of it and is watching it. Laura Hunt added that the Board is keeping track of the amounts spent for general legal advice, though most of the legal expenses have been necessitated by specific inquiries, responses to which require legal opinions, and litigation to which the HOA is not a party.

**Projects**

**Twin Creeks** – Sharilin Miller reported that the pond is empty again and Twin Creeks is supposed to dredge the pond while its empty. She e-mailed Twin Creeks to determine whether the County had issued a permit yet for the

dredging, but had not yet received a response. Twin Creeks is supposed to erect fencing to three sides of the pond, but they haven't yet given us a date for the work.

**Reserve Study** – Now that the snow has, for the most part, melted, K&R was contracted, and met with Brian Harber to perform a physical inspection of the neighborhood. K&R drove every road, looked at the fencing, mailboxes, gates, cameras, and other HOA property, as well as the detention ponds. They told Brian that the actual analysis should be completed in a few weeks.

**Gate Cameras** -- Brian Harber has been working with Dixon, the company installing the replacement cameras, and they were scheduled for installation this week. Russ Winegar (Lot 27) has agreed to be available if there were any questions regarding the internet connections.

**Parking Survey/CC&R Revision** – Kristi Brown provided the results of the parking survey. Twenty-eight (28) members responded to the survey, with the majority in favor of allowing up to four (4) vehicles to park overnight outside of garage space, and allowing an additional six (6) vehicles to park for up to thirty (30) days for special occasions. Laura Hunt reported that proposed revisions of the CC&Rs will be drafted now that the membership has provided input on preferences for allowing overnight parking of vehicles in driveways. Following distribution of the proposed revisions, a vote of the membership will be scheduled on those proposed amendments.

### **ARC updates**

Marilyn Fowler gave updates on the activities of the Architectural Review Committee and the seven (7) building projects currently underway in our community (Lots 6, 16, 31, 34, 38, 39 & 47) as well as two the ARC was told are being planned (Lots 19 & 42).

### **Next board meeting date**

The next Board meeting will take place on Wednesday, May 17, 2023 at 6pm.

### **Executive Session**

An Executive Session was called to discuss owner specific issues.

**The meeting was adjourned at 7:45pm.**

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