

## **Greenerhills HOA**

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

### **Board Meeting – Minutes**

**Wednesday, May 17, 2023 at 6pm**

#### **Call to order**

The meeting was called to order at 6:00 p.m. at the offices of Bridge Street Property Management. In attendance from the Board of Directors were Sharilin Miller, Laura Hunt and Brian Harber. Marilyn Fowler attended as head of the Architectural Review Committee. Six other homeowners also attended the meeting, along with Kristi Brown of Bridge Street Property Management.

#### **Owner comment period**

Cindy Cossairt asked when the Owners would be notified that the irrigation water was turned on and noted that, in the past when they were notified, it was suggested that they note/photograph their meters to keep track of usage. Therese Sungail stated that nine vehicles had been parked on her lot. She went to the responsible person and asked them to move the vehicles, which was done by the next morning. She asked for anyone who sees vehicles on her lot to call her. Jennifer Haug said that the vent pipes that Ms. Sungail previously said were broken had, in fact, been broken years before by a white van rather than by anyone recently. Lincoln & Rebeckah Watkins, who currently are building on Lot 47, attended the meeting and introduced themselves, as this was their first Board meeting at Greenerhills. Mr. Watkins offered dirt to anyone who wants it, as they are hauling it from their lot in preparation for building their new home. Brian had texted the contractor at Lot 39 to ask how many more loads of dirt they would be hauling into the neighborhood and was told that he thought they'd be done that week. Ms. Cossairt said she thought they were done as they now are pouring concrete.

#### **Approval of last board meeting minutes**

A motion was made by Laura Hunt and seconded by Brian Harber to approve the minutes from the April 19, 2023 Board meeting. With all in favor, the motion carried.

#### **Financial review**

Financials were reviewed by Brian. The legal bills have run over budget, related to the multiple access private drives and trash issues. The replacement gate cameras have been installed and paid for. The cameras capture vehicles moving in and out of the gates and record license plate numbers. The Board is able to review the video, and the company that installed the cameras also has that capability so in the event of a dispute, they could authenticate the data as an independent party. Brian Harber reported that Jeff Munteer, who does miscellaneous maintenance for the HOA, got the back gate working, but when it then stopped again, Buchanan (gate contractor) was called and was able to reset it.

## **Projects**

### **Parking Survey/CC&R revision**

Laura Hunt reported that revised ballots were sent to homeowners correcting the typographical error in the numbers on the third proposed amendment.

### **Twin Creeks**

Sharilin Miller reported that the fence by the pond is only on one side, not three as previously reported. Twin Creeks is responsible for installing it, and the fence will hopefully discourage trespassing and potential liability. The pond cannot be dredged until it is dry.

### **Reserve Study**

Brian Harber reported on the formation of a Reserve Committee. The three members of the Committee had their first meeting at which they discussed their questions and comments on the draft Reserve Study. They are exploring retaining a civil engineer to sample the roads to determine the remaining useful life. They also are examining where the HOA's money currently is invested and looking for the best rates for the money. During a discussion regarding the roads, Marilyn Fowler pointed out that there is a legal obligation to maintain the roads, so it's not something that the HOA has a choice about doing.

## **ARC updates**

Marilyn Fowler gave updates on building projects in the community.

## **Next board meeting date**

June 21, 2023

## **Executive Session**

An executive session was called to discuss owner specific issues.

**The meeting was adjourned at 6:36pm.**

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