

Greenerhills HOA

345 W 600 S, Suite 127

Heber City, UT 84032

Board Meeting – Minutes

Wednesday, June 21, 2023 at 6pm

Call to Order

The meeting was called to order at 6:02 pm at the offices of Bridge Street Property Management. In attendance for the Board were Sharilin Miller, Laura Hunt and Brian Harber. Eight other homeowners attended the meeting: Jennifer and Chris Haug, Kollette Chambers, Tom and Marilyn Fowler, Robin Snow, Bob Morrison and Jay Cowan. Kristi Brown of Bridge Street Property Management also attended.

Owner Comment Period

Kollette Chambers expressed her appreciation of the work on the HOA cameras at the gates, as they proved beneficial to her in a matter involving trespass on her property by outsiders.

Approval of last Board Meeting Minutes

Laura Hunt moved to approve the minutes for the May 17, 2023 Board meeting. Brian Harber seconded the motion, and the Board unanimously voted to approve the minutes.

Financial Review

Brian Harber discussed the current financial reports, noting there were no major changes or surprises. Tom Fowler suggested that the budgeted amounts and balances remaining in those amounts for the various categories of the budget be included in the financial information (P&L Statement). The Board agreed and Kristi Brown said that this could be added to the packet. Robin Snow, who is a member of the new Reserve Committee, shared the information she had developed on investing the HOA's cash and reserve funds. She said that currently the HOA holds a CD with only a 0.8% return, while there are CDs available elsewhere with a 5% return. Tom Fowler noted as an example that there is an AmEx savings account with a return greater than 5% that is FDIC insured. A discussion was held regarding getting a local bank account, like Zion Bank or Bank of Utah, rather than the account that currently is located outside Utah. Brian said he would work on getting the money in the CD moved as soon as possible, while deciding on a local bank in which to open an account. Tom Fowler agreed that he was willing to provide some advice on how to examine alternatives to determine how much of the HOA funds should be put in CDs. Brian then discussed the roads in the development, and reported on his research regarding determining the useful life of our roads because such a large part of the HOA budget and reserves are attributable to road maintenance/replacement. Eckles told him that our roads likely have 7 to 10 years of remaining life, and they would provide a quote for this year's work. Soloman noted three problem areas in the roads and said he'd provide a quote by the end of the week. Tom Fowler asked whether we knew what the specifications were on the original roads, but no one knew the answer. Kollette Chambers said she thought Granite did the original roads. Robin Snow said her paving contractor said they were not allowed to construct the roads the same way that they did 20+ years ago when our roads were created, so new roads won't

last as long. Brian said there were options in how the roads could be done: Type II slurry seal has 1 to 2 years' less life than chip sealing, but costs less. He is requesting quotes on the alternatives. We need to feed more information to the company that conducted the reserve study so we can finalize their report and share it with the membership. There was a discussion about dues, and it was noted that compared to other HOAs, ours seem low.

Projects

Parking Survey/CC&R Revision

All items on the parking survey received homeowner approval and the changes will be incorporated into the governing documents.

Water Wise Landscaping

Utah law requires HOAs to adopt rules that allow for Water Wise Landscaping. Having received no comments from the membership on the rule change at the meeting (only two were received before the meeting), the Board agreed to add that provision to the current rules.

ARC Updates

Marilyn Fowler provided updates on the ARC projects in the community. The new Building Extension form, now posted on the HOA website, requests updates from members whose building projects are outstanding and past the completion date of 1 year (specified in the HOA documents). Marilyn said that this form had been sent to those members and returned by everyone other than one member currently out of town. These forms will periodically be updated so that the ARC and the Board can keep track of proposed completion dates as supply chain and pandemic problems resolve. Marilyn also announced that she will step down as the head of the ARC on June 30. Marilyn has served the HOA in many capacities since she and Tom moved here (as President, Vice President, and head of the ARC) for a total of twelve years. Samantha Schroeder agreed to serve as the head of the ARC beginning July 1 and the Board approved. The Board also approved Jenny Finney to serve as a member of the ARC.

New Business

Sharilin Miller asked Kristi whether anything had been done yet to hire someone to spray the HOA trees at the entrance. Brian said he saw Sav-A-Tree in the neighborhood and he'll get an estimate from them. Kristi will get an estimate from Visentin, who sprayed last year. Tom Fowler noted that there is a dead tree by the front gate. Jeff Mounteer can remove that. Tom also asked about the "rabbit brush" along the sides of the roads and asked whether the HOA can get rid of them. Jennifer Haug asked whether the colored flags by the roads can be removed. Apparently, they were left from when Strawberry Communications installed the fiberoptic lines, so there should be no reason they cannot now be removed. Kristi Brown said that the HOA Annual Meeting will be held December 2, 2023 at 9:00 am. It can be held at City Hall for free, while there was a charge in the past when we used the Senior Center for the meeting.

Next Board Meeting

The Board decided to return to quarterly meetings rather than monthly, so the next regular meeting will be held September 20, 2023.

Executive Session

No Executive Session was held.

The meeting was adjourned at approximately 7:30 pm.

These Minutes will remain in draft form until approved at the next Board meeting.