

Greenerhills HOA – Winter 2023/24 Newsletter

At the Annual Meeting December 2, 2023, 27 lots were represented in person or by proxy. An election was held for a position on the HOA Board of Directors due to the expiration of Laura Hunt's term at the end of 2023. Bob Morrison was elected to fill the position, and the Board decided Sharilin Miller will continue serving as president, Bob Morrison will serve as vice president, and Brian Harber will continue as treasurer.

During the meeting, Sharilin Miller reviewed the Board activities of 2023, including replacing the cameras by the gates, completing the crack sealing of the roads, Twin Creek's installation of the fence by the pond, and the formation of a Reserve Study Committee and a Landscape Committee.

Samantha Schroeder, the new head of the Architectural Review Committee, reported on the status of the various building projects in the neighborhood. Several have been completed since the last Board meeting, but others remain outstanding.

Brian Harber reviewed the HOA's financial status as well as the final results of the Reserve Study, the new CD that was purchased in August at a higher interest than previous CDs, and the reasoning behind the Board's decision to increase the annual dues assessment to \$3,000. The HOA's governing documents require a quorum of 60% of the membership to increase assessments, and we did not have 60% present in person or by proxy. Therefore, a special meeting will be required at which the documents provide only a 30% quorum is necessary, and that meeting has been scheduled for January 9, 2024 at 6:00 p.m. in the offices of Bridge Street Property Management. If you are unable to attend, please provide your proxy to Bridge Street so that we can satisfy the quorum required to increase the assessment. The Board already declared that it would increase the assessment to \$3,000, and in order to defeat that increase, 51% of the membership would have to vote against the increase.

The second round of voting to change the CC&Rs regarding parking closed after the Annual Meeting, and two of the three proposed changes were approved by 51% of the HOA membership. The first proposed change, specifying that the restrictions on parking vehicles outside an enclosed garage or accessory building applies to vehicles parked overnight, was approved by 27 members, with 8 members opposed. The second proposed change, allowing up to four vehicles to park outside a garage or accessory building overnight, also was approved by 27 members, with 8 opposed. The third proposed change, allowing exceptions for up to thirty days during each quarter in which six additional vehicles could be parked outside overnight was defeated with 22 (less than the required 51%) members voting to approve and 13 members opposing. The Board will ask HOA counsel to make the approved changes in the CC&Rs and file the amended CC&Rs with Wasatch County.

The next regular Board meeting will be held January 17, 2024 at 6pm at Bridge Street Property Management offices.

Now that winter finally has arrived, please be careful and slow down as you approach the gates to avoid repeats of last winter when cars slid into the gates.

When you clean the snow from your property, please do not push or stack it on the roadway. When the snow is placed on the roadway, it interferes with plowing the roads, and in the past has resulted in several incidents that broke the pins on the plow.

If your property is offered for sale, please do not give your gate code to the realtor or others. Contact Bridge Street Property Management for a special code that will be programmed to allow limited access, and will expire when your property is no longer on the market. If you plan any special events over the holidays, you can obtain a limited access code from Bridge Street for your event that will allow entry only during the hours of your event.

Have a happy and peaceful holiday season!