

Springview Farms HOA **Annual Meeting Minutes**

April 28, 2016
6:00 pm
Bluffdale Elementary

Members in Attendance:

Stephen Brimley, John Canick, Dave Cowan, Dan Eerkes, Noriane Ethington, Ron Hankins, John & Hill Hartley, Cecil & MaryJo Hendren, Andrew Hirschmann, John Olsen, Chris & Sally Sansom, Jon Siddoway, Jennifer Whitehead, Bill Alder, Sandra Anderson, Jason Avery, Curtis Christensen, Jerol & Susan Garner, Timothy Larsen, Jonathan Schrieber, Bryan Thorell, Megan Adams, Kelly Albiston, Robert Beckstead, Eric Benson, Victor Boxall, Tara Christensen, Nate Cottle, Debbie Cragun, David & Celeste Dorris, Alisa Edwards, Melissa Forsyth, Garold Hart, Jim & Valerie Jessop, Karilee Olsen, David Van Hees, David Webb, Mark Arensdorf, John Betof, John Bevan, Eric Bland, Joe Crawford, Jay Denney, Rory Duckworth, Thomas Ellis, Jason Fehrenbach, Garry & Joy Fratto, Jim Gledhill, Jasmine Graham, Skyler, Johnston, Chelsea Lantz, Jacob McCullough, Ed McNeiley, Chris & Angie Miasnik, Curtis Newman, Christy Olsen, Justin Reynolds, Mara Sorensen, Rudy Taylor, John Thomas, Sam Yeager, Cliff & Jamie Topham

Others in Attendance:

CW Management Corp - Chris McCandless, Kendra Wilde

Board of Trustees in Attendance:

Wayne Niederhauser, Rory Duckworth, Dan Eerkes

Welcome and opening was done by Rory Duckworth.

1. Original Spring View Farms Master Plan – Chris McCandless
 - a. The original master plan from 2003 was presented. Loomis Village II was sold to Salt Lake County in 2007 without restriction. However, they purchased it using open space bonds. Sage Estates I and II were modified to accommodate the new Loomis Parkway (1300 West). Sage Estates IC has been started for improvements. The church site and city park site, which is zoned for recreation purposes only, were discussed. It was mentioned that members should contact the city and their city councilman to let them know that they would like this site park finished prior to other sites.
2. Community Update and Answers to Questions – Chris McCandless
 - a. A list of questions were answered
 - i. See attached power point presentation
3. Financial Update/Proposed Budget – Wayne Niederhauser
 - a. A review of the 2015 budget was discussed.

- b. The request from last year to break down costs by Sage Estates and Spring View East, and Loumis Village were implemented in 2015.
 - c. A request was made for the maintenance detail; those who want this are to email their request to kendra@cwmcorp.com and it will be provided to them.
 - d. The violations costs were discussed and a member suggested that first you should talk to your neighbor when an infraction is noticed. If nothing is done, place a call to the HOA and they will try to rectify with a phone call or letter. If they do not comply, the member who is in violation will be assessed a violation fee with no leniency. A violation fee of \$120 was suggested and the majority of the membership present agreed to this policy.
 - e. A question regarding road maintenance was brought up by a member from Sage Estates and it was discussed that the roads are city owned; therefore, the city's responsibility.
 - f. The reserve/savings account was discussed. Since the east side members have been paying into the account longer, the majority of the reserve account is for that area of the HOA. CW Management Corp. will do an analysis of the account and separate the appropriate amounts that have been paid by east members and west side members.
 - g. It was suggested that since the reserve account is for repairs, that the \$128 proposed amount for the 2016 entrance repair be taken out of Spring View East and Loumis Village dues; and those who have already paid their 2016 dues, the \$128 will be held as a credit for the 2017 year. This was voted on and passed by the attending members.
 - h. The suggestion of splitting the HOA in to two – one for the east side and one for the west side – was brought forth. This would require 75 percent of the entire membership. It was discussed that the membership would need to take on this responsibility.
 - i. A proposal to accept the proposed budget minus the \$128 for the east side was made. The attending membership did not oppose the budget and it was accepted and passed.
4. East Jordan Water Share Purchase Proposal
- a. The option to purchase an East Jordan Water share for \$6,000 was brought forth. It was discussed that the HOA could purchase it or not. Those in attendance for the east side voted in favor of purchasing the water share.
 - b. It was brought forth and discussed that those using the secondary water on the east side be put on a watering schedule. It was also brought forth by a member to buy bigger pumps and make the pond bigger to water the open areas with secondary water. It was discussed that the open areas had been put on secondary water several years ago and there were several complaints by members regarding weeds, pressure, water availability, etc. The open areas were then switched back to culinary water.
5. CW Leniency Provision
- a. CW Management Corp has received several phone calls asking for late fees to be waived.

- b. It was discussed that even though people know they are moving into an HOA, that sometimes there are hardships that could happen. It was suggested that those members who have experienced extreme hardships receive a one-time leniency credit. Those who have had a hardship are to present their situation to CW Management Corp and they will make the decision on the leniency. Only late fees will be eligible for leniency. The annual dues amount is not considered part of the leniency. This was voted on and passed by attending members.
6. Other Business
- a. Comcast – The status of the Comcast agreement was asked about. Wayne Niederhauser said that no third party agreement could be reached. Therefore, the contract has not been signed. Due to this lack of agreement, Comcast is not allowing new service on the east side. The idea of renting the easement came forth and might be a possibility to help get new service to HOA members.
 - b. It was brought forth that as neighbors, we should be friendly in person and on social media. Speak to your neighbors if you notice a violation and ask them if they know about the CC&R's and/or Design Guidelines. If they still do not comply, call or email the HOA. All violation costs should be charged to the person with the violation. An amount of \$120 per violation was suggested.
 - c. A request to put a bubbler on the pond north of the first round about was made. One of the homeowners near the pond said they would supply the power to run the bubbler.
 - d. A request for a stop sign at the intersection of Copper John Way and Green Drake Drive was made. This is a Bluffdale City issue and should be brought to the city.
 - e. The damage of the first round about by Loomis Village was mentioned. This is due to the snowplows running into it. This issue is already in the process.
 - f. More water feature cleaning was mentioned. It was discussed that they were cleaned five times in 2015. The costs were discussed.
 - g. Requests have been and are being made to lower the HOA dues. With all of the requests for more maintenance, this is not doable.
 - h. Neighborhood cleanup was mentioned. If the neighborhood wants to organize and run a cleanup day, that would be great. However, CW Management Corp will not be participating as we have done the work in the past and have not had much participation from the community.

Meeting was adjourned at approximately 8:00PM.