

Springview Farms HOA **Annual Meeting Minutes**

April 27, 2017
6:00 pm
Bluffdale Elementary

Members in Attendance:

Cathy & Rick Brimley, John Canick, Jonathan Schrieber, Jerry Garner, David Cowan, Wally Davis, Nat & Wendy Cottle, John & Sharon Thomas, Chris Graham, Aaron & Felicia Call, Amanda Bullard, Skyler Johnston, Chris & Shaulynda Beverly, Debbie Cragun, Garold & Lynda Hart, Mark Arensdorf, John & Sharon Betof, John & Jill Hartley, Ron & Carolynn Tranmer, Gene & Michelle Inglesby, Cliff & Jamie Topham, Chris & Sally Sansom, Christy Olsen, Lisa Denny, Kevin Olsen, Gary Anderson, Jason Avery

Others in Attendance:

CW Management Corp - Chris McCandless, Kendra Wilde

Board of Trustees in Attendance:

Wayne Niederhauser

Welcome and opening was done by Chris McCandless

1. Project Status – Chris McCandless
 - a. Sage Estates 1 – The park has been completed and was named the Lynn Larsen Trail.
 - b. Wood Duck Hollow - The blue silo was left as a landmark. It will have a flag pole on top and the Spring View Farms bug on the west side. Phases 1, 3 and 4 have been completed. We have consulted with the Tracy Aviary and the Jordan River Commission to preserve the natural habitat for the birds in the area as a bird refuge in Wood Duck Hollow. This will include a perimeter fence with a petrified forest product with a steel mesh panel on top. The bird refuge completion date is August 2017. A pavilion has been provided.
 - c. Wood Duck Hollow – Phases 2 and 5 are in the preliminary development process.
2. Financial Update/Proposed Budget – Wayne Niederhauser
 - a. A review of the 2016 budget was discussed. As requested from the previous year, the income and expenses were broken out by area and provided. This included a credit from the developer for the equestrian trail in Sage Estates II. There were challenges to repair the water fall on the east side entrance. It required pumping the water out of the vault and a crane to lift out and replace the pump. The debris from the pond got in to the newly installed pump and the pump had to be replaced twice. It now has a cage around it to hopefully catch any other debris that may get into the vault.
 - b. A reserve has been broken out for each of the areas and is listed on the bottom of the 2016 Actual Budget

- c. The 2017 budget and HOA dues were presented and discussed. A request to accept the budget was made and there were no objections.

3. Loomis Gate

- a. There was damage to the incoming and outgoing gates. An insurance claim was made and all but \$1,000 was covered by the insurance company.
- b. The keypad had to be replaced after the gate had been repaired.
- c. Residents asked if cameras could be installed for the gate. This would be an expense to the Loomis Village residents only. It was requested to get bids.

4. Delinquent Accounts

- a. Delinquent accounts were discussed. It was requested that monthly or quarterly statements be emailed to those who are delinquent. As emails are not always provided, a request will be sent with the 2017 HOA Dues statements.
- b. It was again discussed that when people move in, they are provided a notice at closing that they are moving into an HOA. It is the responsibility of the new property owner to contact the management company at this time. There are signs placed at the east and west entrances. The information is also available online at www.springviewfarms.com.

5. Other Business

- a. When all of the lots in the development are sold, Wayne Niederhauser will step down as a trustee. The Board of Trustees will then consist of Spring View Farm HOA residents. Nominations will be taken. The duties of a board of trustee member consist of an average of two hours a month. Interested parties came forward and they are Garold Hart, Sklyer Johnston, Kevin White and Ron Hankins. When the time arrives for new trustees, an email will be sent out.
- b. CW Management Corp has contacted at least three management companies and received information from FCS Community Management and Advanced Community Services. Some members in attendance made comment that they have or have had properties managed by FCS Community Management and feel they do not maintain their projects and are not what SVF HOA wants. It was asked if CW would consider staying on as the management company and submit a proposal.

Meeting was adjourned at approximately 7:00PM.