

Springview Farms HOA **Annual Meeting Minutes**

May 10, 2018
6:30 pm
Bluffdale City Hall

Members in Attendance:

Debbie Cragun, Garry & Joy Fratto, Darrin Glines, Travis, Erkkila, Ed McNeiley, Rudy Taylor, Sue Davis & Nyle Holbrook, Kris & John Canick, Nate Cottle, David Cowen, Curt & Terrilynne Maxfield, Bill Gerrard, Christy Olsen, Cliff & Jamie Topham, Bret Hardy, Gary & Sandra Anderson, Victor Boxall, Kristin Thompson, Kathleen Himle, Stephen Brimley, Dave Webb, Jerol Farnar, Daniel Frederick, Dan Eerkes, Jon Siddoway, Eric Benson, Rory Duckworth, Ken & Jodie Godfrey, Bill & Cynthia Alder, Ron Tranmer, John Thomas, Lisa Denny, Andrew Hirschmann, Mike Stevens, John Betof, Kevin Olsen, Skyler Johnston, Kevin Wyatt, Mark Arensdorf, Paul Henderson, Ryan Devan, Andrew Adamson

Others in Attendance:

CW Management Corp – Wayne Niederhauser, Kendra Wilde, Brent Christensen

Board of Trustees in Attendance:

Wayne Niederhauser, Rory Duckworth, Dan Eerkes

1. Welcome and opening was done by Wayne Niederhauser
2. HOA Updates
 - a. There is one lot left for sale. Bluffdale City has done a great job on the regional park.
 - b. East Side Pump – Brent Christensen gave a review and status of the new secondary water pump on the east side. The old pump flooded last fall and the board of trustees decided to replace the pump. The new pump has been set and is scheduled to be turned on May 15, 2018 by the pump company. This new pump is more efficient and the hope is that we will be able to connect some of the open space to the secondary water system.
 - c. East Side Entrance – The natural spring has been dry since Independence development went in. The new pump that was installed last year runs around the clock so that the pond does not run dry.
 - d. West Side Entrance – The waterfall is in need of a new pump and is on the schedule to be replaced.
 - e. West Side Secondary Water – Bluffdale City has placed meters on the secondary water on the west side. This was done without the knowledge of the management company or members of the homeowners association. The understanding is that once the sewer company puts reclaimed water in the system, the city will then monitor the usage and residents will be charged by the city. It was suggested that the residents contact their city elected official.

- f. Violation Notices – In April 2018 a violation notice was sent via email. This was to let the residents know that we were aware of certain issues and to give time for residents to start working on these issues. Starting in May 2018, properties in violation will be given a notice and a time frame to comply and/or contact the management company. There will be a two week check and if the properties have not complied, another notice will be issued with a time frame. After this, fines will start to be assessed and added to their account. If the account is not paid after several notices and if the property is not brought in to compliance, a lien will be placed on the property without notification. If the property owner notifies the management company and is working on the issue, then no fines will be assessed.
3. Financial Update/Proposed Budget – Wayne Niederhauser
 - a. A review of the 2017 budget was discussed. As requested from the previous year, the income and expenses were broken out by area and provided. There are shared costs such as insurance, etc. and these are charged by lot.
 - b. There were 30 liens placed on properties that were delinquent and no payment arrangements were made. Two properties have been paid and will be released.
 - c. A reserve has been broken out for each of the areas and is listed on the bottom of the 2017 Actual Budget
4. Proposed 2018 Budget
 - a. Costs have gone up on the east side due to the replacement of the secondary water pump. The cost is approximately \$110,000 - \$115,000. The Board of Trustees decided to order the new pump and use the reserves to pay for half of the pump and increase the dues over two years to pay for the other half and rebuild the reserves.
 - b. There is an increase of the management fee. This is less than the proposal received.
 - c. The 2018 budget and HOA dues were presented and discussed. A request to accept the budget was made and there were no objections.
5. Management Company
 - a. Five management companies were contacted and only one company gave a proposal. Their bid was \$7.10 a door per month. CW Management Corporation has also proposed to stay on at \$6.00 a door per month.
 - b. It was agreed that the Board of Trustees review and decide on the management company.
6. Design Review Committee
 - a. The developer will maintain control of the design review committee for at least one more year. All homes should be built by this time. (May 2019)
7. Board of Trustees
 - a. Now that the developer has finished the lots in the development, Wayne Niederhauser is stepping down and needs to be replaced.

- b. It was voted by those in attendance that there should be five members of the board. The following volunteered to be on the board:
 - i. Dan Eerkes – Spring View
 - ii. Debbie Cragun – Pacific Bay
 - iii. Ken Godfrey – Loomis Village
 - iv. Rory Duckworth – Sage Estates II
 - v. Kevin Wyatt – Sage Estates I
8. Other Business
- a. Water Shares – Concern over the city taking water shares was discussed.
 - b. Equestrian Trail West Side – This trail was cleaned up and replaced by the developer two years ago. It is county owned and maintained.
 - c. Horseshow Pond – A bubbler installed like the one on the west side by the blue silo should take care of the water movement. This will need to be approved by the board of trustees.
 - d. Signs – No Motor Vehicle signs have been ordered and will be installed for the trails.
 - e. Blue Silo – The flag needs to be replaced and has been ordered. Chris McCandless has volunteered to climb the silo and replace it.
 - f. West Side Common Areas – It was requested that more attention be on the west side for the common areas.
 - g. Property at 14497 S Gray Fox Drive – Concern over the condition of this property was discussed. The management company has exhausted all available resources to find out who the actual property owner is. Time has been spent going over county records. Efforts to contact the mortgage and title company have not been successful and no response has been received. The decision was made by those in attendance that the residents should contact their elected official and attend the city council meeting to present their concerns regarding the property. A member of the community who is in law enforcement made the comment that the city has ordinances in place and if the community would continually put pressure on the city, this would get the best results.
 - h. Bluffdale City Council - Dave Kallas - dkallas@bluffdale.com - 801-310-0038
 - i. Reserve Study – It was suggested that a reserve study be done. It was agreed that it wait until after the 2018 year so that solid numbers were available for the study and the Board of Trustees could make the determination when and who would do the study.
 - j. Thanks to Chris and Wayne was given for the work on the development and especially the trail system that connect the west side to the east side of the river.

Meeting was adjourned at approximately 8:15 PM.