Peacefield HOA General Meeting 2023

February 21, 2023 7:00 PM

Davis County Library - Layton Branch

The meeting was conducted by Sally Steed HOA President
All current Board Members attended and participated in the meeting
Sally Steed, Kurt Gammill, Kelly Packer, Dave Morgenstern,
Ray Allen and Laurel Bain- Secretary

Meeting Minutess

The Peacefield Home Owners attendees were greeted and the meeting called to order at 7:00 PM by Sally Steed HOA President. All of the current board members were introduced to the audience.

- I. Prior to the general meeting, paperwork was mailed to each homeowner in preparation for the meeting. This included notice of the upcoming general HOA meeting, an election/voting slip for new board members, and a proxy document. There was also a reminder of the meeting sent to all homeowners through email. Signs and notification of the general meeting were posted in various areas in the community.
- II. Roll call Peacefield Homeowners present and proxy forms Laurel Bain, The roll call was conducted of all attending homeowners. It included those attending in person, and those who had turned in a proxy form. There were a total of 54 attendees and proxy forms. These attendees constituted a quorum, necessary to continue the meeting and conduct new board member elections.
- III. The 2022 General Meeting minutes were voted on and accepted.
- IV. Election of new board members
 Randy Pullham, David Bell, and Trent Packer were elected to serve as new board members for the next two years. This was by unanimous vote.
- V. Financial Report 2022- Ray Allen
 A current balance sheet was provided to each resident of Peacefield. This was explained and questions were answered. In 2022 a reserve study was done by an outside agency. The study assessed the amount of money required for our HOA. keep in a reserve account. Refer to the current balance sheet for specifics.

- VI. Budget Report for 2023- Ray Allen
 A tentative budget was presented for review at the meeting. This was in printed form and given to every Peacefield resident.
- VII. Restated CC&R Update- Dave Morgenstern
 The revised CC&R (2023) were completed and presented to all residents in
 Peacefield. After review, HOA membership voted on the revised CC&R.
 75 votes were cast with 73 in favor and 2 opposed votes. The new CC&Rs were
 adopted. These will be recorded in the near future.
- VIII. Water Features Report- Dave Morfenstern
 This past year all of the water features were turned off due to the water
 shortage in the state and the restrictions imposed in the area. All of these
 features will need to be evaluated for repair and part replacements as Spring
 and Summer approach.
 - IX. Report on Swimming Pool- Kelli Packer This year a new pool cover was purchased and installed. There have not been any major repairs to the pool and the surrounding concrete since the pool was first installed. Kelli shared pictures of the areas needing repairs immediately. She also has obtained bids from pool vendors.
 - X. Grounds Report- Kurt Gammill
 Last year was a very limited year for upkeep of the grounds due to water shortage. The landscaping budget was below projections. In 2023 we have a more hopeful outlook for water useage. Everyone at the meeting was in agreement that there is a desire to upgrade the landscape services so that things look better. A bid for next year's services has not been negotiated or awarded.

Discussion Items from Peacefield Residents

- CC&R Update- Dave Morgenstern
 There were very positive and appreciative comments made by residents about the completion of the CC&Rs. There were a few clarifying questions asked by various residents. These were answered to the satisfaction of all.
- 2. Finances- 2022 Update and 2023 Projections
 There was a discussion about the possible need to increase the yearly
 HOA fee from \$1000 annually to \$1100. This was put to a vote by those
 attending and was voted positively by 100%. The HOA board has agreed
 to get at least three bids when major repairs or purchases must be
 made for the benefit of the HOA.

A motion to adjourn the meeting was made and seconded. The meeting adjourned at 8:20 PM