
Peacefield HOA General Meeting Notes 2024

February 22, 2024 7:00 PM

Valley View Stake Center, Layton Utah

The meeting was conducted by Sally Steed HOA President Current Board Members attending were :

Sally Steed, Dave Morgenstern, Randy Pullham, Ray Allen and Laurel Bain

Excused members were Dave Bell and Trenton Packer

Meeting Minutes

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

Prior to the general meeting, notifications of the upcoming meeting were provided to all homeowners. This included a mailed copy of notice of the upcoming general HOA meeting, an election/ voting slip for new board members, and a proxy document. A reminder of the upcoming meeting was emailed to all homeowners.. Signs of the general meeting were posted throughout the community.

Roll Call - Laurel Bain

The roll call was conducted of all attending homeowners. There were 34 homeowners attending either through Zoom or live. Twenty (20) homeowners had turned in a proxy form. A total of 54 attendees and proxy forms were counted.

The 2023 General Meeting Notes were provided for the HOA members to review. These were not voted on or accepted.

Election of New Board Members

John Fullmer, Larry Cook, Sean Paul O'Neal, and Brian Hill were elected to serve as new board members for the next two years. This was by unanimous vote. Trenton Packer and Randy Pullham were retained as current board members. Michelle Hill volunteered to become the HOA board secretary.

2023 Community Review - Sally Steed

Sally provided a general report on all of the accomplishments and tasks from this past year. Then each board member reported on their specific assignment

Financial Report 2023 Ray Allen

A current balance sheet was provided to each resident of Peacefield HOA.

Current Total Assets were \$111,591.99

A copy of the balance sheet and all other financials were provided to attendees.

Budget Report 2024 Ray Allen

A tentative budget was presented for review at the meeting. This was in printed form and given to every Peacefield resident.

Items discussed were :

- * An increase of HOA fees by \$100 per household.

- *The reserve fund was used to pay for major repairs and replacements to the pool, water features, and Wilcox Way Road. For specific deductions refer to the printed form.

- * A general review of the total budget was provided by Ray Allen. Each item of the budget was reviewed and explained in detail. Refer to the printed financials .

Water Features Report -Dave Morgenstern

The largest expense of the water features was the replacement of a \$2000.00 pump and floats. These items have improved the function of the water features and also in saving water. That water savings resulted in financial savings to our community.

Swimming Pool Report- Randy Pulham

This year our pool needed major renovations. There have not been any major repairs to the pool and the surrounding concrete since the pool was first installed. Kelli Packer began this process in 2022 and Randy continued it until completion. The community has a very nice and improved pool.

Grounds Report- Dave Bell/Dave Morgenstern

Community members continue to voice concerns over the grounds and lack of upkeep. 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. Dave Bell has suggested that the bidding process for these services be updated to include more specifics of the job. He also suggested that a separate line item for the Patio Homes grounds be added to the budget.

There will be a Community Spring Rejuvenation of the berm and gardens especially in the Patio Homes area. Patti Fulmer has agreed to head this volunteer group. Several others have also volunteered their time and expertise. If you are interested in participating in this effort please contact Patti. The date for the clean up has not been determined but look for more information in April 2024.

The cleanup will include cleaning up, bagging and disposing of old foliage. A budget has been set to provide new plants and greenery to be planted later.

The meeting was adjourned at 8:30 PM. The new board members met for a short time after the meeting to set up an initial meeting of the 2024 Board

