

## **Peacefield HOA Annual Meeting Notes 2025**

**January 23, 2025, at 6:00 PM**

**Layton City Library, Layton, Utah**

Prior to the 2025 Annual HOA Meeting, notifications of the Annual HOA Meeting were provided to all homeowners. This included a mailed copy of notice of the upcoming Annual 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 Annual Meeting were posted throughout the community.

~~~~~

The Peacefield 2025 Annual Homeowners' Association (HOA) Meeting was called to order by the HOA President, John Fullmer, at 6:00 PM when John introduced the current HOA Board Members to the audience. Attending were John Fullmer, Brian Hill, Larry Cook, Ray Allen, Sean-Paul O'Neal, Randy Pullham, Trent Packer, and Michelle Hill.

John welcomed everyone and explained the purpose of the meeting as a means of presenting what occurred within the Peacefield Estates during 2024 and what is projected for 2025.

### **Roll Call – Michelle Hill, Secretary**

The roll call was conducted of all homeowners. Of those, 36 homes were represented in person and 17 homeowners had turned in their proxy form for a total of 53 homes and proxy forms counted. There were 68 homeowners personally in attendance.

### **2024 Welcome – John Fullmer**

John welcomed everyone and reiterated that the Board Members represent the Architectural Control Committee who vote on everything that needs to be done. Nothing is accomplished unilaterally.

According to the CC&Rs 1.4 and 4.1b, the HOA shall maintain the common improvements in the Peacefield Development. This year the Board has strived to follow our duties in accordance with all of the CC&Rs.

John then requested each Board Member report on their specific assignment, what they did this past year, and what they are projected to do this coming year.

### **Financial Report 2024 – Ray Allen (Outgoing Finance Board Officer)**

Ray provided a current balance sheet and other financials to each resident of Peacefield HOA present. Current Total Assets are \$125,128.00

### **Budget Report 2025 – Sean-Paul O'Neal (Incoming Finance Board Officer and Board Member) and Ray Allen**

Sean provided a tentative budget for review at the meeting. This was in printed form and given to every Peacefield resident present.

Sean explained the increase of HOA fees by 10% per household to \$1,210.00 to cover inflation and the costs of maintaining a 20-year old property that is in need of repairs and upgrades was included in the notice sent to members. Please refer to the printed financials. According to the CC&Rs, the Board can

unilaterally increase the dues by 20% annually without a vote, but they felt 10% should be enough for this year.

Sean also notified the homeowners that the Board will be using a Property Management Software Program called **PAYHOA** which can be found at <https://app.payhoa.com/sign-up/homeowner> that will provide continuity from one Board to the next. This app will notify homeowners of bills due, methods of payments, places to input questions and requests, etc. Please review the application and learn how to use it. This app is costing the HOA \$90 per month and is just a trial for this year. If it works well, we can renew it. Paper invoices will still be sent and can be paid by check as previously done.

### **Landscaping Report – Brian Hill**

Brian explained the Landscaping bid process and how Landmaster's was selected by being considerably lower.

The patio homeowners had additional costs this year associated with their landscaping due to the longer landscaping season. Generally, the season is April to October...in 2024, it was April to December. So far, the projected \$250 times 3 payments (\$750) included an additional \$78 for November. Patio homeowners will be billed an additional approximate \$20 for December which will be included in their first landscaping invoice.

Peacefield Estates is aging and many things need to be repaired and or replaced in order to maintain the beauty of our Peacefield property.

1. The pergola and gazebos were repaired and look as good as new.
2. Approximately 30 trees are dead or dying or have just fallen over due to storms. These trees need to be replaced or trimmed in accordance with the CC&Rs (maintaining the property) and Layton City Ordinances. Brian got three bids and the best bid from the contractor will begin the work in the spring.
3. Due to aging sprinklers and sprinkler systems, several major pipes, valves, irrigation control boxes, and sprinkler heads have failed and needed repaired/replaced.
4. When Peacefield Drive was being repaved, an HOA owned irrigation/electrical line from the edge of the road to the island was damaged by Staker Parsons. After months of meeting with Layton City Engineers, Laywers, and the Staker Parson Insurance Company, Staker Parsons determined that Peacefield was responsible for notifying Layton City of the line at a cost \$3,924. If Peacefield Drive is ever repaved, **ANYONE please remind the Landscaping Manager or the HOA Board at that time of the buried line so that this does not happen in the future.**
5. The volleyball court was discussed in depth as to how much it would cost to repair and at which level those repairs should be made. The general consensus of those homeowners present was that the volleyball court is not used enough to warrant the expense involved with any of the options.  
Dee Larsen made a motion for Brian to get bids to see how much it would cost to remove the volleyball court and return it to sod. Kristie Kearns provided the 2<sup>nd</sup>. The majority present voted in favor. ***The vote on this bid will be included in a special meeting/e-mail.***
6. The walking path needs new gravel and to be graded/repaved on the west side to avoid the washout that happens every heavy rainfall. Brian will get a bid for that.
7. The berms were discussed as to why they were not done this year as voted upon last year. Brian explained that the \$10k budgeted last year for the work would not cover the lowest bid he got of \$29k just to replace the bark.

After a long discussion, the general consensus was that bark needs to be replaced often, fills with leaves and bush debris, and gets blown into the grass – in essence, it looks unruly. Patty Fullmer made a motion ***to get a bid*** to forgo any bark and design each berm with perennial bushes and large decorative rocks. Kelli Packer and Pat Rasband each provided the 2<sup>nd</sup> for that motion. The majority present voted in favor. It is yet to be decided if and how a committee will be formed to complete the project. ***The vote on this bid will be included in a special meeting/e-mail.***

8. Brian reminded everyone that the mowing, seasonal clean ups, and fertilizing schedules are posted on the PeacefieldHOA.com website.
9. Several homes in Phase 3 are threatened by flooding (or actually have been flooded) due to ground water collection. In an effort to take care of this area, we have had French drains installed. We will continue to monitor this area to see if other drains need to be installed. Layton City has approached the Board about trying to make Layton City secondary water more efficient by running a pipe from Holmes Reservoir to Andy Adams Reservoir. Their request is to go through the east side park and to bury the line through a requested easement for access. Not all the particulars have been worked out. As soon as Layton City is able to provide more concrete information, The HOA Board will bring it before the association. There was much discussion. The final decision was to contact the homeowners to let them know what Layton City and Peacefield HOA Board will negotiate and then to present the final options to the homeowners for a vote. ***The vote on Layton City's easement proposal will be included in a special meeting/e-mail.*** The lighting in the Peacefield Island will need to be replaced because 4 of the 12 lights burn out every few weeks.

#### **Water Features Report – Larry Cook**

Water features will be run from May 1 to September 30. Larry has been working with Landmaster's to maintain the water features with algicide and chlorine.

#### **Swimming Pool Report- Randy Pulham (Outgoing Board Member)**

The County Inspector said the flow needs to be increased and the pump replaced. Since Randy is an outgoing Board Member, the incoming Board Member will have to get quotes and more information. Randy will provide the information he has to the new Board Member. Thank you for your service on the HOA Board, Randy.

#### **IT Report – Trent Packer (Outgoing Board Member)**

Even though Trent will no longer be an official HOA Board Member, he will continue to update the Peacefield HOA Website. Thank you for your service on the HOA Board and for your continued service, Trent.

#### **Voting in a New HOA Board Member**

Only one person, Randy Bird, prior to the Annual Meeting volunteered to join the Peacefield HOA Board which was terrific, because only one person was needed. President John Fullmer asked all members present if anyone else wanted to be considered...no one volunteered. A vote was taken. Randy Bird was unanimously selected.

**President John Fullmer thanked everyone for attending.**

**The 2025 Annual Meeting was adjourned at 8:00.**