

HOA Meeting

April 10, 2023

Zoom Meeting

In attendance:

- Sally Steed
- Trent Packer
- Dave Morgenstern
- Dave Bell
- Ray Allen
- Randy Pulham

1. Pool Repairs – Randy Pulham

- a. We successfully got 3 bids for pool repair:
 - i. Quality Pools
 1. This came in at the highest bid of the 3 bids received with no real reason that would sway us in this direction.
 - ii. Deep Blue
 1. This came in at the lowest bid but the work would need to be out until June 2023, and the communication was not as good as we would have liked.
 - iii. Emerald
 1. This company was very responsive, they can get us in immediately and finished in 3 weeks. Customer reviews came in at a 4.9 and very positive about this company.
- b. Leak Test
 - i. Minor leaks in cracks but the major leak is a light within the pool.
 - ii. The area leaking where the cover motor is comes from exterior water coming up through the ground. The sump pump should help that issue this year.
 - iii. We are planning to minimize the sprinkler use that isn't needed directly surrounding the beds around the pool. This should also help minimize the exterior water coming up through the ground.
- c. Budget
 - i. We estimated the budget of \$25K-30K for pool repairs this year. 45K is what the repairs will cost but it will save us money in the long run to get the needed repairs all done at once rather than piecemeal it out.
 - ii. We will put out a newsletter to homeowners indicating the results of our pool study and needed repairs.
- d. Board Vote:
 - i. Randy – Motion to do repairs with Emerald Pool.
 - ii. Trent – Votes YES to Randy's motion
 - iii. Dave – Votes YES to Randy's motion
 - iv. Ray – Votes YES to Randy's motion
 - v. Dave B – Votes YES to Randy's motion
 - vi. Repairs will begin next week (3rd week of April 2023)

2. Grounds Contract for 2023 – Dave Bell

- a. Dave M. and Dave B. worked on taking the two contracts that we have had in the past and formed it into one contract to make it clearer for bidding and expectations.
- b. Dave B. will be making a bid template to help make the bidding process easier and more detailed.
- c. Dave B. has updated a map to show common area's vs private home areas.
- d. Previous bids were an 'open option' regarding weeding beds. We didn't pay for what we didn't get. We need to make the expectations clearer in the new contract for both the grounds keeper and patio homeowners.
- e. On water features – the contract will include greater attention to detail on cleaning the water features when needed. Minimum 3x per week.
- f. Edging in the yards also will be more clearly defined and detailed for patio homes.
- g. The group unanimously voted to move forward with bidding with all of this in mind.
- h. We will update the website to indicate that we are in the process of collecting new bids and will look to finalize a new grounds contract no later than the end of April 2023.

3. Wilcox Way – Ray

- a. Motioned to crack and seal Wilcox Way. Bids came in ranging from \$5K-\$9K.
- b. Ray suggested using Kilgore at \$6,845 due to reputation, trust in the promises made, and quality assumptions. They could get this completed in May 2023.
- c. Ray spoke with Layton City and inquired on when we will do Peacefield as it is in bad need of repair. It will be after June 2023 before they know if Peacefield will be included in the budget.
- d. Dave Bell voted to second the motion to proceed with Kilgore, and understands the process well agreeing with the bid, the plan and the need.
- e. Randy, Dave M. and Sally also approved the motion.

4. Peacefield Sign Repairs – Ray Allen

- a. The bid came in at \$3,200 for repairs needed. The pillars are deteriorating badly with cracks throughout the rocking areas causing rocks to fall out.
- b. We are awaiting other bids and will look to complete this process in early May 2023.

5. Independence Day proposed by Brian Van Uiter

- a. Question for Brian - Can we get specifics on the insurance coverage? This is where we want to start given the risk involved.
- b. There was a considerable amount of garbage from this in the last year and some damage to a homeowner's pool cover. Is there a better plan for that this year?
- c. We are setting a precedence by accepting this again – the decision needs to be carefully made.
- d. Sprinkler lines were broken last year – this will need to be covered by the firework show if it happens again.
- e. Let's get feedback from our insurance company that covers us. What are the ramifications?
- f. Food trucks – does this cross a for-profit line within our community?

6. Water Features – Dave Morgenstern

- a. There are some concerns of the algae that grows in the pond at the top of one of the water features – studying some options on what could be done to help that issue.
- b. Feedback was requested on when to do repairs that could come, indicated by the large amount of ground water we saw last time we ran the water features. Would we want to try and repair this year or after the season?
- c. No immediate decision was made here at this time.

