

Peacefield HOA Board Meeting  
August 14, 2024  
John Fullmer's House

John Fullmer opened the meeting at 7:00PM

In attendance:

John Fullmer – President

Brian Hill – Landscaping

Trent Packer – IT, Website Manager

Larry Cook – Water Features

Sean-Paul O'Neal – Landscaping

Ray Allen – Finance

Michelle Hill – Secretary

Robyn Taylor-Granda – Utah Heritage Foundation

Absent was Randy Pullham

Robyn Taylor-Granda explained the Utah Heritage Foundation portion of Peacefield Estates. She provided a map of the area, which encompasses the field (Area 4), and explained that the HOA cannot build any structures in that area due to its Preservation Easement. If the HOA decides to make any changes, such as paving the walking path, that approval must go through the Utah Heritage Foundation. Each Board Member was given a copy of the documents. The Secretary will keep a permanent copy in her folder of important documents to be handed down from each succeeding Board.

The Utah Heritage Foundation is required to explain this to each Board annually.

Michelle will scan in the Alteration Review Process paperwork to

the [PeacefieldHOA@gmail.com](mailto:PeacefieldHOA@gmail.com) website, which is used by Board Members only, under its own label.

Ray gave the state of the finances with the estimated budget remaining for 2024.

He reminded us that we have to include in the budget to hire a snow plow for Wilcox Way and Poet's Rest.

On June 7, 2024, when Staker Parsons repaved Peacefield Dr., they broke a water/electrical pipe that ran from the Peacefield Entrance, through the island, to the exit. Staker Parsons repaired the water damage, but Master Electrical was called to repair the electrical portion. This cost \$3,924. Michelle submitted the request for reimbursement to Staker Parsons, but it was declined. Staker Parson's Insurance, Liberty Mutual, decided that since it was on private property, Blue Stakes wouldn't have identified the pipe, so it was the responsibility of the HOA to identify it prior to excavation of the old road.

LandMasters (Roger) needs a key to the pool house, so his workers can use the restroom while on site. Randy, via email, said he would provide him a key.

Brian was tasked with finding a tree service/arborist to trim the trees in the common areas, along the streets, and in the patio home areas 3, 5, & 6. Blake's Trees had the most reasonable bid and would trim the trees in accordance with Layton City Ordinance and for the ease of the lawn mowers. Patio homeowners would be given notice when this will happen and would be advised to identify trees in their "area" that they would prefer not trimmed. Brian would be contacted if there is a dispute. However, this was not put to a vote due to the HOA's current limited funds and will be discussed at a future Board Meeting.

Brian purchased, at the request of the past HOA meeting, the Peacefield HOA plats from Davis County to show the Board the exact property lines and areas for future landscaping bids. These plats will be maintained at the [PeacefieldHOA@gmail.com](mailto:PeacefieldHOA@gmail.com) under its own label for future HOA Board members to reference.

Brian was requested at the last HOA Board meeting to get quotes for refurbishing/repairing the pergola and both gazebos. Brian contacted R&D Construction for a bid of \$5,596. They need the temperatures to cool off a bit before they can begin because of the painting. Before the structures are damaged any worse, Brian made a motion that this repair be done immediately. John made the second. All approved.

Refurbishing the volleyball court was discussed. If the HOA had a neighborhood day where many people helped, we would only need to replace 11 of the 30 railroad ties for \$400. Brian has the tools required, since he has done this in the past. The net replacement is \$40. Unfortunately, the sand replacement is approximately \$5,700. This would need to be voted upon at a future Board meeting.

Brian got bids for adding new bark to the berms. The most reasonable bid was \$29,700 to be divided between the 91 homes, although the majority of this bid will be assessed to the patio homes since the landscaping, to include the berms, is to be divided equally amongst the 41 homes. This will cost approximately \$500 per patio home. This subject was tabled until the Board could decide if we need to notify the patio homes of the extra assessment according to CC&Rs 6.8.

Sean-Paul suggested that because the Peacefield Property is aging and in need of maintenance/repairs, the current annual fees are not covering the costs associated. The HOA Board is allowed by the CC&Rs to increase the annual fees to \$1,320 without a vote. This is being discussed and will be presented at the Peacefield HOA meeting in January 2025.

John suggested purchasing new pool furniture now at Home Depot which is having a year-end clearance sale. He was informed that Randy just replaced the three duct-taped chairs, so the pool furniture should be good for next year.

The pool will be closed on Labor Day, September 2, 2025, and the homeowners will be notified via email.

John closed the meeting at 9:00PM.

Michelle Hill  
Peacefield HOA Secretary