

Peacefield HOA Board Meeting
January 9, 2025
John Fullmer's House

John Fullmer opened the meeting at 7:00 PM

In attendance:

John Fullmer – President

Brian Hill – Landscaping

Ray Allen – Finance

Larry Cook – Water Features

Sean-Paul O'Neal – Property Manager Website "PAY HOA" Manager, Finance, and Snow Removal

Randy Pullham – Board Member and Pool Maintenance

Michelle Hill – Secretary (present via video conference)

Absent was:

Trent Packer – IT

Ray Allen will no longer be responsible for finances. Sean-Paul O'Neal volunteered to take on the position of finances. Ray will turn everything over to Sean.

For the Annual Meeting, Ray will provide the financial statement for 2024 and the 2025 projected budget financial statement.

At the Annual Meeting, Sean will provide an explanation and handouts of the new online Property Management Program called PAY HOA that can be used by HOA Board Members to track finances, meeting notes, e-mails, approval requests/approvals. etc. for a more efficient way to turn over information to future boards. Sean will provide training and tutorials for the Board members.

PAY HOA will also give each homeowner access to requests, questions, billing, etc for their own account, only. Sean will provide a brief demo and give handouts to homeowners at the Annual Meeting. Sean will send these handouts to those who cannot attend via email. Please note that invoices can still be paid and mailed via check until the homeowner feels comfortable with the new online system.

Randy reported that the pool pump is not performing efficiently and will need to be replaced in the spring.

The Board agreed that because the Peacefield Property is aging and in need of maintenance and repairs, to include replacing dead trees, replacing the pool pump, rebuilding the volleyball court, etc, the current annual fees are not covering the costs necessary. The HOA Board is allowed by the CC&Rs to increase the fees 20% annually from the current \$1,100 to \$1,320 without a general vote.

Instead, Sean made a motion for a 10% increase in 2025 (\$1,210) and another 10% increase in 2026 to be included in the annual fees' statements. John made a second on the motion. All of the members voted yes. The motion was approved.

Landscaping extended into December this year with late fall leaves dropping, so the additional expense will be added to the January invoice.

Sean volunteered to be responsible for the Snow Removal on Poets' Rest and Wilcox Way.

Brian picked up the revised signs from Gordon's Print and Copy announcing the 2025 Annual Meeting and placed them throughout the property. Brian also made 91 copies of the 2025 HOA Annual Meeting proxies to be included with the January Billing. These proxies can be assigned to any homeowner attending the Annual Meeting. They can then be given to any homeowner attending the Annual Meeting, or they can be mailed/delivered to me, Michelle Hill, HOA Secretary at 1400 E Ridge Rd.

The Board decided to use the agenda format from last year's Annual Meeting. Michelle will update the pertinent information and provide copies for those attending the Annual Meeting.

Going forward, the Peacefield HOA Annual Meeting will be held in January instead of February. With the Annual Meeting in February, there is not enough time for Landscaping (Brian) to prepare, receive, and compare bids, vote on the contractor, train the landscaping contractor, and prep the sprinkler system before the secondary water is turned on in April.

Layton City is running a secondary water line from Holmes Reservoir to Andy Adams Reservoir to provide Layton with more efficient secondary water. In order to run the line, they have to pass through the open field. Their contract will include replacing everything as it was and repair any sprinkler lines, etc. Layton City is willing to pay for the land where the pipe will be run and the appurtenant easement.

Most of the HOA Board is insisting on Layton City provide an official property appraisal for the area where the line will be run to include the appurtenant easement. Only one Board Member was willing to accept Layton City's initial financial offer without the appraisal as he was concerned that the appraisal could come in lower than the original offer.

Thane and Claudia Packer have a strip of HOA land adjacent to their patio home driveway that they do not wish to maintain as the previous owners had done. They made several recommendations to include suggesting that the HOA deed that strip of land to them. Brian made a motion to replace that strip into sod so that the HOA is not responsible for the upkeep and maintenance other than mowing. John made a second on the motion. All of the members voted yes, The motion was approved.

Only one new HOA Board member is needed for the upcoming term of 2025-2027. Randy Bird has already volunteered, but if anyone else wants to volunteer for this one position, please let a Board Member know or contact the HOA Secretary, Michelle Hill, directly.

REMINDER: The Peacefield HOA Annual Meeting will be January 23, 2025, at the Layton Library from 6:00 to 8:00 PM.

Voting Proxies have been sent out via email and will be mailed with the January statements at the beginning of January 2025.

John closed the meeting at 8:10 PM.

Michelle Hill
Peacefield HOA Secretary