

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

John Fullmer opened the meeting at 6:30 PM

In attendance:

John Fullmer – President

Brian Hill – Landscaping

Trent Packer – IT, Website Manager

Larry Cook – Water Features

Sean-Paul O'Neal – Property Manager Website(to include Finance 2025) and Snow Removal

Ray Allen – Finance

Michelle Hill – Secretary

Absent was Randy Pullham, Pool and Board Member

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 hiring a snow plow for Wilcox Way and Poet's Rest.

Ray also noted that with the longer mowing/ leaf cleaning season this year, the year-end bill for patio home landscaping will be larger than last year. Ray is going to add a note to the final bill so the homeowners will understand the increase.

Ray will no longer be responsible for finances as of the end of this year. Sean-Paul O'Neal offered to take on the position since it relates to the next item.

Sean presented an online Property Management Program that can be used by HOA Board Members to track finances, payments, meeting notes, e-mails, approval requests/approvals. etc. for a more efficient way to turn over information to future boards. Each homeowner would have access to their own account, only.

HOA Board Members would have access to everything.

Sean will provide training and tutorials for the Board members and direct homeowners to the online tutorial.

The cost is \$90/month, but can be cancelled after one year if it is not as efficient as expected.

John made the motion to try this system. Larry made the 2nd. The vote was unanimous. Motion passed.

Note: Until this new system is up and running smoothly, all correspondence will continue as it currently is via mail and email.

The Peacefield HOA Annual Meeting will be January 23, 2025, at the Layton Library from 6:00 to 8:00 PM. The room is reserved from 5:00 to 8:30 PM for set up and take down. We

have reserved four long tables, a lectern, a screen for the projector, and 75 chairs. We are hoping to set up a Teams or Skype link for those who cannot attend. Information and Voting Proxies will be sent out at the beginning of January 2025 with the notice for annual dues.

Brian was requested at a previous 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. The contractors began Sept 1, but have not completed the work. Brian will include start and completion dates in future contracts to contain penalties if the work is not completed in a reasonable timeframe.

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 will need to be voted upon at the 2025 Annual Board meeting.

The HOA Board decided that in order to keep the park-like atmosphere of the Peacefield Estates, the cost associated with upgrading and maintaining the berms will be paid for with the General Fund to be accomplished in Spring 2025 with a bid already presented and accepted by Landmasters.

Sean suggested that because the Peacefield Property is aging and in need of maintenance/repairs, to include replacing dead trees, the current annual fees are not covering the costs associated. The HOA Board is allowed by the CC&Rs to increase the annual fees from the current \$1,100 to \$1,320 without a general vote. This is being discussed and will be explained at the Peacefield HOA meeting in January 2025.

The Board needs a contact for snow removal on Poet's Rest and Wilcox Way. The Board suggested using Landmasters (Roger), but Sean wanted to take on that responsibility and get 3 bids.

Note: the Saturday after the Thursday Board Meeting, we had 6" of snow. John called Roger at 7:00 AM and asked him to clear the two roads. Roger generously did so.

Julie Bell sent an email to the Board requesting an email be sent out to the homeowners reminding them of the Peacefield Rules and Regulations. The Board already does this for the pool when it opens each year. As far as the rest of the Rules, they are included in the CC&Rs with a homeowners' closing docs when purchasing a home as well as being posted in their entirety on the [PeacefieldHOA.com](https://www.peacefieldhoa.com) website.

Six patio homes are severely affected by a drainage issue whether it be from sprinklers, rainfall, or snow melt created during the construction of the area. Roger provided an estimate to install a drainage system and complete the work for \$1,920. Brian made the motion. Trent made the 2nd. The vote was unanimous. Motion passed

Brian gets called for almost every issue in the HOA, even though he is only responsible for Landscaping. All Board Members' contact info will be posted on the PeacefieldHOA.com website so that homeowners can call the appropriate person or the President John Fullmer for assistance. Everyone was in agreement.

A few patio homeowners have been calling Roger on their own to have work done and billing it to the HOA. This will be addressed at the 2025 Annual Meeting. If Roger does an individual project for you, you are responsible for paying him yourself. If a patio homeowner has a problem with a general issue, then they are to call Brian (Landscaping) directly. If Brian is not available and it is an emergency, then the homeowner is to call any of the other Board Members.

The Board is still waiting for the proposal from Layton City for the Preservation Access to install a water pipe to facilitate secondary water from Holmes Reservoir to Andy Adams Reservoir pipe through the large common area.

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John closed the meeting at 8:30 PM.

Michelle Hill
Peacefield HOA Secretary