

Peacefield HOA Board Meeting
December 11, 2024
John Fullmer's House

John Fullmer opened the meeting at 7:08 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

Robyn Taylor-Granada – Historic Properties Program Manager

Michelle Hill – Secretary

Absent were Randy Pullham – Board Member, Pool

Ray Allen – Finance

At a separate meeting that Piercefield HOA Board Members attended at Layton City on Sept. 18, 2024, Ryan Bankhead, Layton City Senior Staff Engineer, requested to lay a pipe from Holmes Reservoir to Andy Adams Reservoir to increase the secondary water to Layton. This would entail running the pipe through the Large Field which is part of the Peacefield HOA's Utah Heritage Properties Historic Preservation Easement. Robyn Taylor-Grenada confirmed that this was permitted by the Utah Heritage Foundation Preservation Program.

Through an email, dated December 9, 2024, Ryan Bankhead proposed to purchase the easement of the land surrounding the pipe of approximately 7,000 sq. ft. from the Peacefield HOA. Several members of the HOA Board want to utilize this purchase of the land in trade for Layton City taking over responsibility of the two roads not currently owned by Layton City: Poets' Rest and Wilcox Way. The Peacefield HOA Board will meet with Ryan Bankhead and the Engineers to discuss this further on December 17, 2024.

Sean will provide the online Property Management Program 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 this week.

Just a reminder, each homeowner will have access to their own account, only.
HOA Board Members would have access to everything.

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

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 are hoping to set up a Microsoft Teams or Skype link for those who cannot attend. Information of the meeting and Voting Proxies will be sent out at the beginning of January 2025 with the notice for annual dues.

The pergola and gazebos have been rebuilt and refurbished. After years of neglect, they look terrific.

Sean suggested that because the Peacefield Property is aging and in need of maintenance and 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; however, this will be discussed and will be explained at the Peacefield HOA Annual meeting in January 2025.

The Board needs a contract 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.

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 HOA issue, then they are to call Brian (Landscaping) directly. If Brian is not available and it is an emergency, then the homeowner is to contact any of the other Board Members.

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.

Information and Voting Proxies will be sent out at the beginning of January 2025.

John closed the meeting at 8:30 PM.

Michelle Hill
Peacefield HOA Secretary