

Peacefield HOA Agenda  
March 14, 2023

1. Sally – Overview and Welcome

2. Kurt Gammill

a. Overview of Grounds –

- i. We have a “memorandum” with Roger that needs to be reviewed for 2023 and either renewed or notified if we decide to go in a different direction. We need bids soon than later if we are going in a different direction.
- ii. Kurt included a map and instructions on where the shutoff valves and timing clocks are in his binder that will be handed over to the new person.
- iii. Hill’s window-well is where there is a shut off valve. The other shut off valve is near Dave Morgenstern. Another shutoff valve right behind the mailboxes.
- iv. Timing clocks are behind Turdy’s home and west of Dave Morgenstern along with behind the pool house.
- v. Roger has been instructed to take over the strip of grass on Gibbs property where our clocks are located and to add a new clock.
- vi. Kurt will check on the insurance we haven’t received for the tree that was knocked over.
- vii. The entire park needs the sprinkler heads raised or we are going to have issues.
- viii. Dave asked Kurt’s advice on having a zone leader to watch over the grounds in each area and Kurt echoed that it was a good idea.
- ix. Roger’s (lawn person) contact info: 801-389-4960

3. Kelli Packer

a. Overview of Pool

- i. As discussed at the meeting the pool needs repair.
- ii. Could be hard to find people to plaster – we may need to convert to vinyl.

- iii. Bids received in the binder that Kelli will leave for the next person.
- iv. Pool person is coming to de-winterize the pool tomorrow March 15, 2023, and the leak detectors will come on March 23, 2023. American Leak Detection is the company coming. \$535 for the first 2 hours and \$125 for each hour after that.
- v. Cameron from Rebound of Utah could come out while we are detecting the leaks to see about resurfacing.
- vi. Brinley and Ethan will help us throughout the year to do all the chlorine pool chemical checking, vacuuming and bathroom cleaning (same as this last year).

#### 4. Sally

##### a. Review of current board positions

- i. Discussed the open positions of the pool and grounds. Randy offered up that he would like the position of pool coordinator and asked that possible Trent to help in that position.
- ii. Dave Bell was asked his interest in doing grounds (per a recommendation from Kurt). Dave asked if there would be an issue where he would have a learning curve. Ray shared that we are responsible for 41 homes, and we may need a more definitive outline of what will be taken care of.
- iii. Dave Bell suggested that we put a map on the website that clearly defines common area. The group agreed that it was a good idea.
- iv. Dave Bell was comfortable with being over grounds with Dave Morgenstern working together as a team.
- v. Dave Morgenstern offered up the discussion of making sure that we have a clear understanding of Randy being over the pool, as well as being a contractor – would this be a conflict of interest. We decided to ask Taylor if he felt this was a conflict of interest.

##### b. Petitions for new position Appointments

- i. Petition for Randy Pulham overseeing the pool
  - 1. We will check with Taylor just to make sure that we are covered on the conflict of interest.

- ii. Petition for Dave Bell overseeing the grounds
  - 1. Dave M – voted confirmed
  - 2. Randy P – voted confirmed
  - 3. Sally S – voted confirmed
- iii. Petition for Trent Packer to be our Media Resource Coordinator:
  - 1. Dave B – Voted confirmed
  - 2. Randy P – Voted confirmed
  - 3. Ray A – Voted confirmed

c. Schedule for the next 90 Days

- i. We will immediately start getting bids for the pool and grounds and look to meet again to review bids by March 28<sup>th</sup>, 2023.
- ii. Meetings after that to be determined.
- iii. Ray will get a bid for crack and seal on Wilcox Way.
- iv. Alert the city to the public safety angle with are signs being faded.
- v. Ray will talk to Dave Wilcox about the cement slab on the top of our sign.

5. Dave Morgenstern

- a. Review of any need to knows about the Water Features
  - i. Dave asked for recommendations on who specializes in work on the water feature maintenance (pond people). We will google possibilities for 3 bids. Sally will check any well recommended companies that may exist within advertising channels.
  - ii. Privacy sign needs to be made for the water features – Randy will send Sally info to bid out.

6. Ray Allen

- a. Review of any need to knows about the Finances
  - i. 2022 Taxes were reviewed and signed by Sally Steed
  - ii. George Hamblin's request to remove and replant 3 dying tree's in his front yard. Randy P. voted in favor, Dave B. voted in

favor and Dave M. voted in favor. Ray will let George know that he is okay to proceed.

- iii. Snow Removal – We need to review someone new to do this in 2023 (3 bid process).
- iv. We have currently received 35 households that have paid the entire year in advance on HOA Fees.
- v. New Resident Shawn-Paul O'Neill closes and moves in on April 30<sup>th</sup>, 2023.
- vi. We renewed our insurance policies (\$5K) for the next year.