

Minutes
Lake Creek Farms Homeowners Association
2014 Annual Member Meeting

April 22, 2014
Wasatch County Senior Center Auditorium
Approved by HOA members on 4/23/15

Attendance:

Board Members: Erik Felsted, President; Michael Cole, Vice- President, Kimberly Gilboy, Secretary/Treasurer.

Association Members: 16 individuals, representing 12 properties were present –representing 13 percent of the 94 lots.

The required quorum for normal votes is 20 percent, so no formal votes other than approval of minutes were taken.

Call to Order:

The meeting was called to order by Erik Felsted at 7:10 pm.

An opening prayer was offered.

Minutes of the 2013 Annual Member Meeting:

Kim Gilboy discussed the minutes of the 2013 Member Meeting held on March 21, 2013. These had previously been distributed via email. Kim Gilboy noted that the HOA board had reviewed and approved the minutes on 4/20/13. There was some discussion about whether the minutes could be approved without a quorum. By consensus, it was determined that waiting until the 2015 meeting to approve minutes would not be productive. Laura Kent Jensen moved to approve (Brad Jensen seconded). The minutes were approved by consensus.

Minutes of the September 5, 2013 Informational Member Meeting:

This informational meeting was held to provide information for interested property owners about the upcoming vote on whether to approve an increase in HOA fees to pay for phase two of our park development. Kim Gilboy presented meeting minutes and described the voting process that occurred after the meeting.

There was a call for approval of the minutes. All but one member present approved the minutes. There was one no vote.

Financial Report:

Erik Felsted presented the 2013 year-end financial report and entertained questions. Erik noted that there had been \$1,645 in contributions from property owners in plats D & E.

There was some discussion about the situation with water metering. Our attorney, Corbin Gordon, may have identified a meter that is priced affordably enough to be reasonable. Our agreement with the water board will be tentative until this issue is resolved.

Park Update:

Michael Cole presented an update on park construction progress:

- The loan is approved and available.
- Tennis court is being formed. Hope to pour concrete later this week. There is a 30-day curing period before the final coating can be applied.
- Pavilion. Plans have been submitted to the County. A few minor changes were required and they are nearing approval. We've scheduled a contractor to pour pavilion concrete on May 20. We are evaluating 3 final bids and have developed a detailed budget. Hope to select the contractor and allow him to get started on cutting timber frames soon.
- We will – once again – rely heavily upon volunteer support to finish landscaping.

There was a discussion about the need to a tennis court reservation policy.

Election of Trustees:

The board had solicited volunteers to replace Kimberly Gilboy, whose term on the board was expiring. Since there were no volunteers, the board had approached capable individuals to serve on the board. The board also asked if anyone at the meeting was interested in serving.

Since the board had successfully identified two willing property owners, they determined that it made sense to add a fourth trustee to the board. The board met briefly prior to the member meeting and approved the addition of one more trustee.

The two nominees were:

Laura Kent Jensen – Laura is an engineer and serves as CFO for her company. Laura was willing to serve as treasurer.

Michelle Nielsen – Michelle Nielsen loves being organized and communicating through email, texts and social media. Michelle was willing to serve as board secretary.

Since there was not a quorum, the board did not call for a formal vote on this matter. An informational vote was taken. All in attendance voted in favor of Laura Jensen and Michelle Nielsen.

General Homeowner Comments/Discussion:

- An upcoming **community service project** was announced.

- **Water conservation.** Joe Gormally raised questions about whether property owners can reduce water consumption in the spring and fall. Water often flows more freely in the spring, so there is less need for conservation. It was agreed that cutting off fall consumption might a viable savings.

Mike Cole has spoken with Devin McKrola at the water company about a smart system for monitoring and conserving irrigation water. Devin was open to this possibility.

- **ATV Use.** There was considerable discussion about the use of motorized vehicles in the neighborhood. The board reiterated that motorized vehicles are not permitted in the common areas, unless approved. The HOA does not have jurisdiction over use of motorized vehicles on the streets, although it was recommended that the board send out an email recommending that property owners on ATVs be reminded to follow traffic rules – to avoid speeding and to stop fully and carefully at stop signs.

Adjournment:

The meeting was adjourned at approximately 8:15 pm

Respectfully submitted: Kimberly Gilboy, outgoing secretary – 5/9/14