

**Minutes**  
**Lake Creek Farms Homeowners Association**  
**2019 Annual Member Meeting**

**June 13, 2019**  
**Wasatch Senior Center Auditorium**

**DRAFT**

**Attendance:**

**Board Members:** Laura Kent-Jensen, president and treasurer; Joe Gormally, vice-president; Kimberly Gilboy, secretary.

**Association Members:** There were 19 people present at the meeting representing 14 voting property owners from plats A-C and 1 non-voting property owner (Gary Maxwell) from plat E. For purposes of voting, there was a quorum of more than 20 percent of HOA members represented. Twelve property owners submitted proxies for a total of twenty-six voting properties (27 percent) represented.

The meeting was called to order at 7:05 pm.

**Minutes of 2018 Meeting:**

Kimberly Gilboy presented the minutes from the 2018 annual member meeting. Kari Budd moved and Ron Baldwin second a motion to approve the minutes. The voting was unanimous in favor.

**Election of a New Board Member:**

Our president Laura Kent-Jensen's term of office is expiring this year. Roger Andrews has agreed to serve on the board. His qualifications were distributed prior to the meeting. Laura Kent-Jensen called for a vote on electing Roger Andrews as a board member. The voting was unanimous in favor.

**Financial Report:**

Laura Kent-Jensen presented the financial report. Laura noted the following:

- Outstanding dues are somewhat higher than in the past. This is partially due to the fact the annual meeting was held earlier in the year than in the past. Also, one property owner has been in a difficult financial situation and unable to pay dues for several years. The HOA has placed a lien on this property in case it changes hands.
- We are hoping to set up a monthly auto-pay program in the future and are pilot testing one system right now.
- Mutual of Omaha loan for park improvements. The HOA continues to make significant progress in paying down this loan ahead of schedule. We made a \$20,000 principle payment, reducing the required monthly payment, but have continued monthly payments at the higher level.
- Possible improvements the board has discussed in budgeting include upgrading the subdivision entrance and constructing trails. Laura noted that people moving into the subdivision often ask if we have trails.
- Social events. The board has budgeted a modest amount for social events. Laura asked for volunteers willing to coordinate summer parties. Kari Budd and Jane Gormally volunteered.

**Lighting:**

Joe Gormally reported on our streetlights. There are currently 18 lights in various states of disrepair. A retired electrical power contractor, Joe plans to make these repairs. Kari Budd asked if would be possible to add a

streetlight near her home. Joe's assessment is this would probably be quite costly because the county would likely require us to obtain permits.

### **Trails Discussion:**

Joe reported about research he had done on trails. The Big Pole subdivision has created some nice trails that serve as a model for what could be done in our neighborhood. They are dirt trails, very natural. There is no need for trails to be wider than 5 feet. Based on this, Joe recommended the following:

- 1) Explore doing this with narrow paths,
- 2) Set up a committee to come up with a plan by October 1 that would be submitted to the board for consideration.
- 3) Consider using a trail designer, especially for the more complex areas.

Joe called for volunteers to sit on this committee. Doug Hronek volunteered.

Discussion ensued: Ron Baldwin expressed concern about starting another project before the park debt is retired. Joe clarified that he is not interested in a costly solution. Using Big Pole as a model, costs would be relatively low. One expense would be signs to ensure the trails are well-marked. Randy Larson mentioned a concern about barbed wire in the common area behind his home. Ed Rhoades reminded neighbors to think about safety on trails. There was also discussion about the problem of property owners dumping things in the common areas.

### **Unification:**

Laura Kent-Jensen discussed the board's unification efforts to address the fact that some Lake Creek Farms property owners are not part of the HOA and are not currently required to share the cost of maintaining and upgrading the common areas. The board received more resistance to our plan to resolve this issue than expected. Several neighbors (Brian Merrill, Nate Orton, Greg Gagon) from plats D and E have stepped up to help.

### **Other Business:**

Kimberly Gilboy presented a recommendation by Ryan Holmes that the association consider adding a windscreen to the tennis court at the park. There was some discussion. When called to a vote, the motion did not pass. Members present indicated they had no objection to the screen but were not prepared to pay for it.

Jim Coker expressed concern about the need for a fire break in the common areas. Kimberly Gilboy mentioned she had discussed this concern with the fire marshal several years ago—particularly about areas with scrub oak. The fire marshal had responded that his big concern in fighting wildfires is in having defensible space in a short perimeter around homes. Jim suggested it might be helpful to give property owners a reminder about this important principle.

There was also a discussion about the problem of speeding in the neighborhood and some suggestions about how to encourage drivers to slow down.

### **Adjournment:**

The meeting was adjourned at approximately 9 pm.

Respectfully submitted: Kimberly Gilboy – 3/3/20