**Lake Creek Farms Homeowners Association**

**Annual Member Meeting Minutes**

**Wednesday, March 1, 2023 at 7:00pm**

**Wasatch County Senior Center Auditorium**

**Attendees:** Richard and Diane Mantlo, Doug Hronek, Roger Andrews, Tod Johnson, Mike Cole, Duke Mossman, Ed Rhoades, John and Connie Carlson, Brad Caldwell, Lois McMillan, Justin Keys, Tracy Livingston, John Mendenhall, Greg and Wendy Hyde, David Williams, Joe Gormally, Jon Dickerson

 **Call to order:** Doug Hronek

 **Prior Association Meeting Minutes approved and seconded**

 **Presentation of Financial Report:** Roger Andrews. HOA is financially sound. Loan balance was $29,362 at the end of 2022. The goal is to pay it off in 2024. Bank balance at the end of 2022 was $27,830.

 **Discussion of future Budget items**

 -**Tennis Court and Basketball Court repairs**; We will have two contractors look at the tennis court again this year and assess the condition of the court, then decide whether to repair it or wait longer. Basketball court is probably not in need of repair at this time.

 -**Pickle Ball Court**; Some concerns that non-neighborhood people may frequent the court and cause possible damage, wear and tear, inability for HOA members to use it. If installed on the Tennis Court we would wait until after we resurface that court. No clear consensus on whether it is wanted or not.

 -**Street Lights**; 36 total lights, 15 very old style, 21 new style. 8 are not working at all. We would like to upgrade all the lights to LED heads in phases until we get them all done. Joe Gormally to help organize purchasing the materials and the volunteer labor to do this. 8 people volunteered to help. All lights are located above Fire Hydrants which is required by Wasatch County. Some discussion about the color of the lights, bright white (5000 kelvin) versus softer more natural colors in the 3000 to 4000 kelvin range. The proposed LED heads appear to be adjustable and may be able to be any of those colors. Consensus seemed to be for the more soft and natural color of lighting.

 -**Fire Hydrants**; Homeowners are responsible to clear the snow from Fire Hydrants located in our neighborhood. If you live near one please take the time to clear it of snow all winter.

 **-Ideas for future neighborhood projects or improvements**; A Neighborhood **Farmers Market** was suggested by one of our neighbors to be held in late summer or early fall. Neighbors can bring the crops from their gardens, baked goods, crafts, food, etc. to display or sell. Possibly invite a couple of Food trucks.

**State of the neighborhood discussion:** Discussion about homeowners who have unsightly or lots of trailers, vehicles, equipment and other things stored in the open on their property. CC&R’s Article 6 Section 7 addresses Individual lots being used as “Storage Areas”. Current HOA has sent letters to individuals about violations, some fix the problem and some do not. There was a discussion about ways to enforce the CC&R’s including a possible fine structure. Discussion about members who do not pay their dues, consider raising the interest rate charged when fees are not paid. Discussion about encroachment onto HOA owned land.

**Election of two new HOA Board Members**

Board nominees: Mike Goett

 Justin Keys

Mike Goett and Justin Keys each received 23 votes in favor of their nomination to the HOA Board. There were no other candidates nominated.

Adjournment of the 2023 Association Meeting motioned and seconded