

EASTGATE HOMEOWNERS ASSOCIATION

MEETING MINUTES

April 24TH

7:05pm Meeting Called to Order by President Dan Kidder.

ATTENDANCE: Dan Kidder, Pres; Jennifer Young, VP; Cinthia Van Alst, Secretary/Treasurer and Darryl Frisch, homeowner. Nobody via Zoom.

President Report

Dan asked Jen to have Rocky Ridge provide bids for stone to replace grass and to have Jason give us a bid to remove grass and cap sprinklers. This is to help save the \$1k per month we spend to irrigate the lawns. Snow Removal costs are at 250% over budget. Dan reported that the landscaping company is doing a great job and has already started mowing and blowing out carports and will begin weeding and bush trimming shortly.

Financial Report

Current balance is at \$43, 270 of which \$20k is in CDs

Tax preparation was \$500 less than last year, for a total cost of \$1,000.

Landscaper billed another \$1290.

Profits so far for 2023: \$7k

Aged Receivables

Homeowner Peterson is still paying previous property mgr. Cinthia reached out to him again to remind him of payment address etc.

Homeowner Tippetts wasn't able to pay fees online, and Dan reported that he had not previously set up a way to do this, but has now added a Fees and Assessments payment link that members may add whatever amount they need to pay, though there's a transaction fee that we cannot anticipate so we will have to pay it instead of passing it on to the members. Cinthia thanked Dan for helping Tippetts repair a downspout on his own time. Dan reported an expense of \$52 for materials to do this. Dan reported that there was a direct deposit made by Homeowner Chase for his dues, but since he was not aware that the direct deposit occurred, the late notices continued to go out.

Dan questioned Cinthia about Roy Peterson's email address. Cinthia sent to Dan.

OLD BUSINESS:

Wall unit 5

Received a letter from homeowner. Says he will accept a wooden fence now. Before we had a board for the HOA, there was an insurance claim that estimated replacement of the wall would be 4k and they paid \$3,000 with a \$1,000 deductible. Dan explained to Darryl . Dan stated wall will come down this week. Weather will play a factor on when we can begin the construction of the fence as the cold at night can crack cement footers for the posts.

Bid for Curbing

Discussion about materials and coordination with the contractor building the fence- shared equipment and materials.

Taxes

Cost of tax preparation has been \$1500/year in the past. Now that we are a Non-Profit, we will not have those preparation fees anymore. Will only have to fill out an e-postcard next year.

Last month's minutes

Dan questioned Cinthia about updated March minutes, it was explained that it was communicated per his email instructions.

LANDSCAPING: Jen asked about rock. Darryl questioned watering and homeowner's responsibilities per CC & Rs. Back yards are the homeowner's responsibility. Front yards are HOA.

WATERING SCHEDULE NEEDS TO BEGIN APRIL 1ST THRU OCTOBER 31ST PER THE CITY

PRIOR TO 8AM AND AFTER 6PM

Dan mentioned the water could be shut off for those who do not comply with City requirements, which means all water to every resident would be shut off.

Insurance

Discussion of UTAH HOA LAW- Darryl and Dan. SB167 States Master Planned Communities must carry Insurance for attached buildings and it would include re-build cost. Deductibles discussed. Cinthia mentioned that two homeowners had shared their policies but not sure HOA can require. Homeowners needs to research their deductibles & policies.

MOTION by Cinthia to **STRIKE MOTION** in March meeting to require a certificate of each homeowners insurance policy on file with the HOA by July 1st of every year. Dan seconded it. Darryl stated H06 policy is probably needed by most homeowners to cover the deductible of the HOA policy, which is currently \$5,000 per double unit and may increase in June.

Darryl mentioned that the savings for each resident transferring from a full rebuild cost policy to a deductible H06 plan would mean we could raise the HOA monthly assessment and owners would still be better off because they are not needing to pay as much for their monthly homeowner's policy. Raising the HOA fees would enable us to gain more income to cover the rising costs of maintenance expenses. Cinthia stated that we are trying to reduce our expenses, though the pavement will probably need a Capital Improvement Plan, which could require a small loan and raise of dues to cover.

NEXT MEETING: MONDAY MAY 24, 2023 7PM

MOTION TO ADJOURN by Cinthia 7:55 pm Dan seconded. All in favor.