

# EASTGATE HOMEOWNERS ASSOCIATION

## MEETING MINUTES

September 27, 2023

7:03pm Meeting Called to Order by President Dan Kidder.

ATTENDANCE: Dan Kidder, Pres; Jennifer Young, VP; Cinthia Van Alst, Secretary/Treasurer & Gerardo Lopez via Zoom, Tom Sanderson, Mr and Mrs. Chase Powell, Scott Dabbs and Richard Bauer. Only one proxy was received, from Marjean Allen by Cinthia. Zoom link wouldn't allow others to join ei. Wackowski's, Myers, etc. We don't have a quorum. Need a Special Meeting in less than 45 days required by 25 percent of members in attendance per the CC&Rs.

### ANNUAL FINANCIAL REPORT-PRESIDENT REPORT

Started in Septmeber of 2022 with \$29k. The HOA used \$20k to purchase four Certificates of Deposit totalling \$20,000. We have made \$508.90 interest on those. We were paying \$1500-\$2k a year to get taxes done, now we are a 501C4- taxes will be 0. It did cost us \$650 to obtain the 501(C)(4) plus \$1,000 to the accountant, but we won't have to do that again as filing is a simple postcard now.

Capital Improvements include repairing the block fence behind #5 and the sidewalk. The cost to replace the wall with a similar cinder block wall at the time of the damage was estimated to be \$5,000. The Insurance payout was \$4k and we had a \$1k deductible 5 years ago. Now costs \$12k. We worked out a plan with the homeowner who opted to go with a wooden fence.

Insurance aprox. \$6618, Landscaping, Legal, Paying online through website now available. We did still need to finish paying Asset Management 2 months of contract and taxes on common areas.

Discussion about taxes, 30% increase estimated. We got hammered with Snow Removal. Rocky Ridge/Garbage notified an increase is coming and the City increased the water bill.

Question Scott Dabb about how much we saved by removing the individual trash due to the belief that the trash truck weight was breaking the water lines, determined approximately \$200 a year or \$40/month roughly.

Discussion Chase brought up the cost of Landscaping increased and his turning off water in park with his control panel when sees it on outside appropriate hours and when

raining. Landscaping has improved immensely, though we do want to explore options to reduce costs.

Dan and Jen discussed repairs that were completed, such as the asphalt patches in the middle and at the North end of the driveways.

Board discussed that by creating the website, we have been able to make everything transparent. Payments can be made online. We did a forensic audit when we took control of the HOA last year and found some undisclosed expenses like \$895 and some questionable payouts. \$30k in previous CDs have disappeared.

## NEW BUSINESS

### Parking Issues:

Painted curbs Red and got correct signage meeting Utah Code so we can directly tow offenders. If offenders who park illegally are tenants of owners, owners will receive a \$200 fine to pass on to their tenants. Owners should inform the tenants of this.

**WATER LEAKS: WE WANT TO ASK ALL HOMEOWNERS AND TENANTS TO PLEASE REPORT ALL WATER LEAKS. 11 FOUND**

### Vice President Report

Jen reports all units that need stucco repairs. Dan read CC&Rs. Technically HOA doesn't hold responsibility for stucco repairs, but we are going to fix. CC&Rs state HOA is only responsible up to the wall. The siding on 13 & 14 we will repair, then bill homeowners 50/50.

Discussion: Tom Sanderson stated okay small repairs done by HOA to his unit due to small holes tenants left and that HOA will bill him. Tom questioned landscaping issues.

Discussion about Parking, Dan mentioned fines \$200 to owner for illegal parking. Mr and Mrs. Powell asked Dan to be kinder to tenants when in violation. It was agreed to fines and towing to occur when illegally parked. Dan had custom signs made and posted with UT code so we can tow legally now. #18 asked for a designated handicapped parking spot. Mr. Dabbs mentioned they already have 3 cars and 2 parked in their driveway. One vehicle never moves and has expired tags, etc. Mr. Powell suggested moving the dumpster back into the middle of the complex where the other one is, though Dan didn't think that was a good idea. Plenty of parking in complex and on the street. Cannot be blocking entrances, due to emergency needs and other homeowners needing access. Converting the park into parking was suggested. Dabbs reported that prior to 2005 there

didn't used to be a park and Dan mentioned need to meet the green code per PUD requirements. Dan mentioned community garden suggested.

### Secretary Treasurer

Aprox \$29k \$20k cd's \$25k in reserves made \$508 interest Still  
outstanding Amazon charge \$53.09.

### OLD BUSINESS

Water Savings Application- Cinthia mentioned we are approved, need to finish application that takes two weeks to get approved. Cannot make any changes until inspected and approved. Cinthia mentioned that other homeowners suggested that indigenous plants as part of project. Everyone agreed.

Water Drainage needs to be planned as well. Need development agreement. Dan shared his research and quote for future planning \$125k total expense includes new drainage and total replacement of pavement OR \$65k for covering old pavement with new only but includes box culverts. May need to do these things incrementally. See proposed budget. Special assessments discussed, inflation and increasing costs.

Discussion about increasing dues or special assessments to cover expenses. Cinthia mentioned that we should move forward with water savings project first, then explore those options. Water savings project aprox \$10k, which we have and can spend, then we will obtain rebate and see our savings and plan forward. We really need to have all homeowners meet and vote on an increases of dues or special assessments.

MOTION: Cinthia motioned to approve proposed budget 2023-24, Dan seconded. All in favor.

NEXT MEETING: SPECIAL MEETING for Board Elections and voting OCTOBER 18, 2023 7pm. MOTION TO ADJOURN: by Dan 9:45pm, Cinthia seconded.