

Annual Homeowners Follow-up Meeting – December 7, 2021  
Eagle Nazarene Church  
7 to 8:30 PM  
Board Members:  
Jeff Solomon (Board President)  
Colin Elliott (Secretary)  
Mike Farlow (Valley Property Management)  
Brian Corey (Treasurer) was not able to attend

Since a quorum was not met for the November meeting, a re-scheduled homeowners meeting was held on December 7 where over 10% of homeowners were represented by attendance or by proxy, which met the quorum requirements for the re-scheduled meeting. The general topics discussed at the November meeting were presented by Jeff and the 2022 Board members were elected.

1. 2021 Financial Statement (as of 11-17-21) and estimated budget for 2022

- a. Jeff reviewed the 2021 financials and noted that current account balance total is \$119K.
- b. The 2022 Estimated budget includes a 10% increase in homeowner dues (\$100 for operating and \$20 for reserves).
- c. The major change to the 2022 budget will be the costs of routine landscape maintenance. Cutting Edge has been selected as our landscape company with an annual cost of \$69,483. The scope of work and associated costs for Cutting Edge are attached below and is available on the Eagle countryside website. This final cost is higher than the estimate presented at the November meeting since the company agreed to follow Dave Durzisky's landscape recommendations (weekly inspection by Cutting Edge foreman/quality control manager, specialized fertilization, maintenance of mulch and cover around trees and shrubs).
- d. It should be expected that in 2022 there will be additional costs associated with replacement of irrigation timers, valves and other equipment. This expense will be taken from the reserve fund. The goal is to replace 25% of the worn-out irrigation equipment each year over the next 4 years.

2. Entrance and Landscape Improvements

After a difficult year of getting no landscape design engineers or planners to even show up for inspections, Jeff was able to schedule a company (New Life Landscaping) to evaluate the waterfalls at the 2 entrances and look at other problem areas such as exposed tree roots. A proposal on how to upgrade the landscaping to replace the old waterfalls and repair other landscape problems should be available soon. It is expected the waterfall sites will be re-designed to include a mix of annual and perennial plants.

Note: It is not expected that Dave Druzisky will have an active role in repair and maintenance of the irrigation system or other landscape issues. After repairs and upgrades for landscaping are completed, Cutting Edge will be responsible for maintenance and protection of repaired areas.

Homeowners were encouraged by Mike Farlow to email him (and cc the board members) when they observe problems with irrigation or other landscape maintenance issues. Mike offered to send a letter to remind homeowners to email him about landscape issues. Jeff will plan to follow up in case Cutting Edge is not responsive to these problems.

3. Priorities for 2022

- a. Irrigation Pump Drive and Motor replacement (Drive was replaced in 2021 and new pump motor is ready when needed)
- b. Irrigation timers, valves and sprinkler heads (it is expected Cutting Edge will help with this during spring startup and testing)

- c. Landscape improvements to entrances and other problem areas

#### 4. Benari Estates Development Updates

- a. The full Eagle City Council will discuss the **current** Benari plan at their public meeting on December 14. It is very important for Countryside homeowners to express their concern about the impacts of Benari at the meeting.
- b. Changing the plan to limit the density of housing and providing better access to State St are key issues. The Eagle City Council has no say in what ACHD will approve as far as approving an entrance for Benari directly to State St.
- c. A new plan for Benari should match Eagles long-term development goals and vision to minimize congestion.

#### 5. HOA Board Election

- a. After a discussion of the possible requirements of maintaining at least 2 incumbent board members each year, it was determined that the Countryside Bylaws require that all board members are up for election each year. It was suggested that the Bylaws should be revised to set up a longer term for each board member (3 years?) and stagger the elections so that at least 2 experienced members are on the board each year. The bylaws should also be revised to provide a way to vote electronically to encourage more homeowners to participate.
- b. Rueben Ortega volunteered to join the board as a 4<sup>th</sup> member.
- c. Christianne Crump nominated Jeff Solomon, Colin Elliott, Brian Corey and Rueben Ortega as the 2022 board. Jeff, Colin and Rueben briefly described their background and their reasons for wanting to serve. Brian Corey was not in attendance.
- d. A voice vote was unanimous for electing all 4 nominees.

#### 6. Open Forum

- a. The issue of dog owners not cleaning up poop was discussed. Too expensive to have the landscape company maintain bag stations and garbage cans.
- b. Homeowners should always have their pets on a leash during walks.
- c. A homeowner asked about the ownership and purpose of the cement ditch that runs parallel to White Sage. No one was able to provide any details.