

Meeting Minutes
Loma Vista HOA
April 16, 2019 (Approved 8/5/2019)

Roll Call

Laura Burdine, President: Present
David Gibby, Vice President: No Show
Charlie Sturges, Treasurer: Present
Rebecca Bracken, Secretary: Present
Ryan Evans, Board member: Present

Review and approval of minutes from January 15, 2019 meeting

Motion to approve with Amendments by Ryan Evans
2nd Charlie Sturges
All Aye

Financial Overview

Charlie Sturges updated the Board on the HOA financials. All bills are paid and up to date. Taxes were filed for 2016-2019. We are waiting to hear back from the IRS. The original tax identification number Josh Yates registered is valid and that is number used to file and going forward.

All dues were collected by all lot owners. 52 paid by check, 39 by Venmo, 1 by cash. Venmo will be used next year.

Laura Burdine will pay the website renewal fee that is due April 29, 2019.

Update on Common Area Maintenance

Turf It fee increased \$10.00 per month for the additional landscaping on Droubay. Turf It is still the lowest cost even with the increase. They will still be used for weeds, cut, and snow removal.

True Green will be fertilizing the trees and grass. They will also be spraying roundup on the grass around the base of each tree in May so trees are no longer damaged when weeding around the bases.

Laura Burdine will contact Tooele City to turn on the water mid May.

The Liability Insurance policy was renewed and is adequate. There has not been any claims filed and the premium amount will stay the same for 2019.

HOA Upcoming Goals

The Spring Newsletter will be prepared by Rebecca Bracken. Items will include: a welcome to new residents, helpful tips, and information regarding compliance to the CC&Rs. The HOA website also needs to be updated with current minutes. Rebecca Bracken will update that as well.

Motion to approve the newsletter and website by Ryan Evans
2nd Charlie Sturges
All Aye

A warning letter needs to be created for lots not in current compliance with the CC&Rs. Utah code 57-8a-208 dictated requirements to be included in the letter. Laura Burdine will draft a letter and send it for approval of the Board.

Motion to approve Non-compliance warning letter by Charlie Sturges
2nd Rebecca Bracken
All Aye

Next HOA Board meeting will be scheduled for July 16, 2019 at 7:00 pm. * Rescheduled to August 5, 2019

ADDENDUM: Added 8/5/19

5/2019 HOA Newsletter was drafted by Rebecca and approved by Charlie Sturges, Laura Burdine, and Ryan Evans. The Newsletter was hand delivered to each resident of the subdivision on June 1, 2019.

6/1/2019 Laura Burdine drafted a warning letter to be sent to residents not in compliance with the CC&Rs. It was approved by Rebecca Bracken, Charlie Sturges, and Ryan Evans. Letters will be mailed out by June 10, 2019.

6/15/2019 Warning letters of non-compliance were mailed out to all residents with any violation of the CC&Rs. The letter specified compliance within 14 days or to be notified through the HOA website or email. 52 letters have been sent out as of today.