

Bailey Acres Home Owners Association Oct 4th, 2017

Meeting called to order by President John Wood 7:08pm
In attendance: 28 members (20 lots represented)
Minutes from May 10th meeting reviewed by John Wood,
Motion to approve minutes Tony Phillips, 2nd Joe Corbin
All members voted affirmative to approve.

Treasurers Financial Report: Becky Smith

- All owners are paid up on their annual assessment.
- Profit & Loss presented and will be posted on website www.libertybaileyacreshoa.com. One lot owner has also paid towards the upcoming assessment so income in that area is \$225 higher and is included in the Profit & Loss because it was received.
- Bank Balance, Checking: \$13,018.53 Savings: 23,576.03 total \$36,594.56. Still a few outstanding bills to be paid to Post Construction (awaiting statement approx. \$4600), Landscaping & Fence repair (awaiting work & statement) with bid being approx. \$600)

Proposed Budget: John Wood

- Bids for Landscaping, we are still waiting on bids from Western Landscaping, Grass Plus, & Ben Lomond. Bid to include winterization, mowing, weeding, pathways, sprinklers, etc.
- Money budgeted for last years pathways was moved into expected increase in (1) Legal Fees and (2) Landscaping Company, refer to proposed budget on the website.
Budget will not need to be raised for the increase in these categories; budget will remain the same, with review next year.
- Budget reserve will not need to include money for sewer repair; Weber County Sewer Division increase in fees will cover any cost of needed repairs on our sewer system.
- Discussed a goal amount to keep as a reserve balance in the bank account.
- Motion to propose we keep a balance of a minimum of \$30,000 in the bank. Ward Rich, 2nd John Wood. Voting was unanimous to approve this proposal.
- Motion to keep the annual assessment this year at \$250 Joe Corbin, 2nd Tony Phillips
- Voting was unanimous to approve assessment amount. (NOTE: Assessments will be billed out on NOV 1st, please be watching for this.)
- Annual Assessment amount will be reviewed each year to see if assessment can be lowered and still maintain the minimum balance.
- As always, the budget will be reviewed annually. Motion to approve proposed budget, Joe Corbin, 2nd Caleb Sayer
Voting was unanimous to approve the budget

Landscaping Maintenance Report- John Wood

- Waiting on bids from several companies for the landscaping maintenance. Bids are also open for homeowners that are interested in doing this work for the subdivision, should have appropriate equipment necessary and ability to perform the labor required.
- It was suggested to kick start the landscaping maintenance in the spring with a neighborhood clean up day.
- Bark in common areas will need replacing/refreshing this coming spring. A Spring "bark spreading day" will be scheduled for the neighborhood to help.

MISC ITEMS/ASSOCIATION ISSUES: John Wood

All members present at the meeting participated in discussion of several items:
Including:

- Proposal by Mike Lattin to simplify the current CC&R's to just the basics and eliminate CC&R's that are not directly in place to preserve the values of our homes, neighborhood etc. 2nd Tony Phillips
- Voting was unanimous to form a committee for simplifying the CC&R's.
- 11 people volunteered to serve on the committee to simplify the CC&R's, (minimizing the CC&R's while using caution and considering the long term effects for the subdivision.) After this committee meets and has a final draft, it will be presented at a Special HOA Meeting; at which time all lot owners will have the opportunity to review, discuss and vote on them.
- Notice will be sent out to all lot owners for time, date and place of said Special Meeting. The drafted changes will be made available for review on the website prior to the Special Meeting.
- 3rd party Property Management Companies and fees were researched. Some companies declined to offer their services and others were deemed to be too cost prohibited for both the company and for BA to consider.

- Discussion if County Codes supersede the HOA rules. County to be responsible for enforcing county rules.
- Discussion of State and County laws that specify what must remain in an HOA's CC&R's.
- Discussion of possibility to block off our road to only foot traffic in Bailey Acres for Halloween. To provide added safety to the children trick or treating. John Wood to check this out.
- By-laws Article 3 concerning quorums revised and recorded at the county to have "at any meeting of the Members, the presence of Members, in person or by proxy, holding the right to cast more than fifty percent (50%) of the total votes of those present in the meeting shall constitute a quorum for the transaction of the business.
- John Wood agreed to continue serving as President until the revision of the CC&R's has been completed. Date TBD
- Nominees and vote for a new president to fill vacancy by John Wood will be made at the Special Meeting.
- Nominations for VP made by Mike Lattin, 2nd Joe Corbin. Votes were cast and voting was unanimous for Clint Handsaker to serve on the Board as the Vice President.
- Thanks go out to Travis Hogge for his years of serving as past Vice President.

Motion to adjourn by Peggy Phillips

2nd Ward Rich

Meeting adjourned at 8:36 pm