

Bailey Acres Home Owners Association October 16th, 2018

Meeting called to order by President Mike Lattin 7:03pm
In attendance: 12 members (10 lots represented)
Minutes from April 24th meeting reviewed by Mike Lattin,
Motion to approve minutes John Wood, 2nd Becky Smith
All members voted affirmative to approve.

Welcome and introductions of the members in attendance.

Treasurers Financial Report: Becky Smith

- All owners are paid up on their annual assessment. Thank You!
- Profit & Loss presented.
- Proposed Budget presented.
- Motion to approve budget Mark Stehr 2nd Clint Handsaker
- All present voted affirmative to accept proposed budget.

Landscaping Maintenance Report- Clint Handsaker

- Some landscaping issues still to be addressed: there are some old Christmas trees near the path that will need to be removed. Lot# 11 has some construction debris on it and it will be cleaned up.
- Discussion about the need to actually replace the Bailey Acres sign at the entrance of the subdivision or go without a sign. Discussed cost issues, need to keep updating a sign, is it an unnecessary expense for the subdivision, is there a legal reason we have to have a sign for the subdivision, etc. Discussed having the sign committee come up with possible design plan and cost and then have a follow up vote. Suggestions to have money go toward improved landscaping for the front entrance area in lieu of a new sign.
- Thank you for all those that participated in the neighborhood cleanup. At this time, we will continue to offer use of a neighborhood dumpster for the Spring Clean up of yard waste each Spring.

MISC ITEMS/ASSOCIATION ISSUES: Mike Lattin

- All members present at the meeting participated in discussion of several items:
Including:
- Mike is waiting to hear back from the county for a solution to eliminate the odor from the septic system area.
 - Mike was in contact with the county for placement of a portable speed limit sign and temporary speed bumps. The cost was \$2500 for the portable sign. Decision to try other options that are more cost effective.
 - SPEEDING continues to be an issue in the subdivision. Suggestion to send Bailey Acres information and news items to those homes at the end of the Bailey Acres Subdivision that are not within the subdivision, but access their home through Bailey Acres.
 - Discussed placing 'slow down children present' signs within the subdivision. Reevaluate to see the impact the signs have.
 - Motion to get 'children present slow down' signs, Mark Stehr, 2nd Mike Lattin.
 - Discussion to move toward temporary speed bumps as a deterrent to speeding.
 - Loose dogs continue to be an issue in the neighborhood. Please keep your pets contained to your property. (We realize many strays that have been in the neighborhood are not from the neighborhood.)
 - Report on those that had their homes tested for Radon. Homes that were high are now within acceptable safe limits after having a system installed. Typical costs have been around \$1500 for the system installation. For those interested in a discount for an installation, contact John Wood (801-430-1897) for \$100 off installation from the company that installed his system. * read...the company's friends and family promotion. ☺☺
 - As a reminder: Radon levels in one home in Bailey Acres was 36 picocuries (accepted levels are 4 picocuries). As information: In our zip code area (84310) the DEQ has recorded an average of 12 picocuries levels for the 260 tests that were recorded. We have information about Radon, what it is, testing and ways to mitigate it from your home on our website.
<http://libertybaileyacreshoa.com/events/>

Motion to adjourn, Mike Lattin 2nd Travis Hemming
Meeting adjourned at 8:01 pm