

## MINUTES OF THE SATURDAY, JANUARY 4, 2025 SWGCHOA BOARD MEETING

Board Members present: Jon Nickel, Carol Hirschi, Jeff Stringham, Danielle Jensen, Tyce Jensen

Board members appearing by Zoom: Adrienne Sleight, Catherine Fuge, Jeff Dong

Associate Board Members present: Doug Pincock. Appearing by Zoom: Diane Bell

Absent: Board Members: Pete Lowe ; Associate Members: Scott Burnett, Loretta Nielson

1. The meeting was called to order by Jon Nickel, President, at 10:09 a.m. , at the Water Company Office, Garden City, Utah.
2. Agenda. Jon motioned to accept the agenda , Danielle Jensen seconded and it was unanimously approved.
3. Approval of the June 2024 board meeting minutes. It was motioned that the minutes be approved as written, Danielle Jensen seconded the motion, the Board unanimously approved.
4. Board member terms expiring. Board member terms expiring in 2025 are Catherine Fuge, Adrienne Sleight, and Tyce Jensen. Those Board members whose terms will expire in 2026 include Jon Nichol, Danielle Jensen, and Jeff Stringham. Those Board members expiring in 2027 are Carol Hirschi, Jeff Dong, and Pete Lowe.
5. Budget. Danielle Jensen, treasurer, presented the projected 2024 budget along with the actual numbers. The 2025 budget was set using the actual numbers from 2024. Delinquent accounts were discussed. There are 13 plus lots and lots with homes that are delinquent. Three to four of those have delinquent accounts passed 5-6 years. It was discussed that those delinquent homes receive a Notice from the attorney that they'll have 15 days to bring things current or risk a Notice of Default being filed against their home/property. Two (2) notices are sent, from Tiffany, our accountant, if fees are delinquent.
  - A. Dumpster Improvement. The Hillside HOA divides the dumpster cost of maintenance of the dumpsters equally with us.
  - B. Federal Taxes. Being a non-profit organization we should not be paying taxes. Jon to check with Tiffany Walberg on this matter.
  - C. Insurance. Increased to comply with current market.
  - D. Legal Services. Increased quite a bit in 2024 due to attempts to collect HOA fees not paid, foreclosures, etc.
  - E. Mag Water increased. Want to schedule mid May to end of May. We'd like to coordinate with the Hillside HOA. It was suggested to speak to Kerry Wayman, (Jon has his number) to be sure they aren't taking our asphalt out when they do Mag water on their roads, etc. We

ordered five (5) trucks from Dust Busters last year. We did not collect bids, just ordered it as Dust Busters is uniquely engaged in Mag water distribution.

- F. Postage. No discussion had.
- G. Road Maintenance. Jon explained that not all that we had marked to be done for 2024 has been completed so they'll need to come back in the Spring and finish up those areas that were remaining from 2024. There are funds left from the 2024 budget to complete those items and move on to 2025. Jon has a list of those 2024 items that need to be completed. The budget for the road maintenance comes from HOA fees and not building permit fees. A set amount was not entered. Danielle to check with Tiffany and come up with an accurate amount, then email board members for their input and approval. Any overage that occurs will come out of the reserve account.
- H. Signs. Almost used the whole amount budgeted for for 2024. Jeff Dong will be helping Danielle with signs along with Jon.
- I. Snow Plowing. Was under budget for 2024.
- J. State Income Tax. No increase, but should be considered non-profit like 5.B.
- K. Website. See Number 12. below.

Danielle to send out an email with the new changes discussed to the Board Members for approval. Budget was not approved during the meeting. It will be approved at a later date by email and Board Member vote.

- 6. Foreclosure procedures and approvals. Foreclosure procedures need to be outlined and included in the bylaws and/or the Procedures document.
- 7. Beneficial Ownership Information (BOI). Jon explained that this has been put on hold pending a lawsuit that has been filed. It is being monitored and the Board members will receive more information as it becomes available.
- 8. Rule 201 procedure. Carol Hirschi explained that it has been added to the bottom of the Procedures document for clarification. Jon to resend to the Board.
- 9. Signs. Tyce Jensen has two (2) signs left to be replaced. The new signs are placed and are very nice. Tyce brought to the attention of the Board that signs are being placed throughout the HOA to advertise businesses and services. Per the bylaws, and CC&R's there are to be no advertising for businesses or services within the HOA. Per Rule 202 section B, there is to be no advertising sign or structure for businesses to be placed on any lots. If there is a sign, it can be placed while you are working at a certain lot, but not left for any period of time. It is considered a violation of unauthorized use of property or subdivision. Send a picture of the sign to Carol Hirschi and she'll issue a first warning. If the sign appears again, a fine of \$100.00 will be assessed. This doesn't apply to real estate for sale signs or open house signs.

Jeff Dong left at 11:07 a.m. Catherine Fuge left at 11:23 a.m.

10. Roads. Tyce Jensen explained that there will be a lot of work on the roads this year. There was discussion regarding adding another overflow parking in the south area as well. Tyce will send out a new list for 2025 to the Board members pertaining to road work that needs to be accomplished this year. Discussion was had regarding asphaltting a little bit each year. The more asphalt we do, the better price we get. It was discussed that if an assessment for asphalt is agreed upon, that the home owners on Brassie Circle should be given a credit because they paved Brassie Circle last year when Country Club was paved. ATV and off road vehicle use was discussed and how to limit the trail use of those vehicles within the HOA.
11. Water swales. It was discussed how to make the water swales more emergency vehicle friendly before summer season. As has been discussed in past meetings, the swales are hindering the progress of emergency vehicles up the hill. Tyce will get with Taig to see how we can manage this issue.
12. Website. We are currently using HOA Start for our website and it is \$3,400.00 a year. Concerns and problems with the website were discussed. The program isn't living up to what we had anticipated and were promised it would do. Discussion was had regarding a solution and differing costs involved. Jon was going to work on the solutions presented and have something in place before the June meeting. This will be discussed at the June meeting along with Tiffany Walberg to get her input.
13. Variance Request. Adam King's property is on Mashie Way. He would like to build a garage and using the CC&R guidelines, he could only build a garage that could house an ATV. He is asking the board for a variance. The matter was discussed at length using the CC&R's, and viewing the lot he is planning on building on. It was taken to a vote of the Board and was unanimous that a variance not be granted.
14. Water Board. We need to have a representative on the Water board from our HOA Board. You are compensated a \$50.00 travel expense if appearing in person. Typically the Water Board meets 3 times a year. Jeff Stringham indicated he could be the HOA Board member representative with the understanding he may have to appear on Zoom.
15. Fireworks. Needs to be submitted to Carol Hirschi.
16. It was discussed that we should hire an inspector and the requirements needed for that contracted position. The budget is to be considered in the process.
17. Next board meeting will be June 14, 2025. The general member meeting will be held at 9:00 a.m. at the Garden City offices where we have met the last few years, with the Board meeting following directly after the member meeting. Due to the anticipation of the website being set

up and able to email the members the date and time for the next meeting. Because the website is not capable of performing this need, the notice for the meeting will be sent in the February, 2025 HOA bill.

18. Until January 29, 2025 Doug will continue as an associate member.

19. Meeting adjourned. Carol Hirschi motioned, Tyce Jensen seconded, and meeting was adjourned at 1:00 p.m.