STONEFIELD VILLAGE HOMEOWNERS ASSOCIATION

Minutes of General Membership Meeting of February 7th, 2018

Held at Davis County Central Library (155 Wasatch Dr. Layton UT)

Call to Order:

* Called to order at 6:59 PM by Casey Clark.

Attendance / Quorum:

* Directors Steve Oakden and Gail McLaughlin. 4 proxy letters, and 13 home representatives present. Casey Clark and Jessica Westover were present, representing Alliance Property Management. Quorum was not met according to the Association Documents, but the owners in attendance agreed to continue with an informal meeting. Casey brought up that quorum has not been made for many years and let the members in attendance know that Alliance and the Board are looking in to having this and some other policies changed. The members will be contacted with any updates that are available about any document revisions.

Manager Report:

* Alliance brought up the HOA road improvements. They have collected multiple estimates for the repairs of the road, as well as adding parking areas throughout the Association. Let the attendees know that the repairs the Association is paying for is only for the privately-owned streets. The drainage issues on the roads will also be addressed when the repairs are made.
* Most of the issues with landscaping in 2017 were related to the irrigation system. The vendors are doing their best to improve and repair the system as the issues arise. The system is still far from ideal, but the cost of repairing this way is much more reasonable than starting from scratch, so the Association will have to make do with what they have.
* Alliance had a few projects in 2017, including the installation of a new cluster mailbox as well as some tree removal and trimming. They also have been discussing the possibility of updating the Association’s Governing Docs with the Board.

Budget / Financials:

* See second page for budget summary.
* Alliance Property Management presented the 2018 budget; discussed that the highest cost this year will likely be for the planned asphalt repairs as well as landscaping.
* The association is in a reasonable place financially, with a good amount currently in the reserve accounts. There is also a good plan to move more into the reserves for 2018, though a large chunk will be used to pay for the asphalt repairs. Casey Clark advised that the association still needs to be careful and cautious with their funds, even though they are doing well.
* Steve Oakden and Casey Clark showed the attendees the two reserves accounts and discussed the balances and why there are two accounts.

Member Questions:

* Many owners wanted to discuss the landscaping, especially the grading of the different properties. One owner asked what options are being explored. Casey Clark mentioned that the grading is only affecting a minority of the Association, and that it may not be fair to use the money of the majority to fix a problem that is not widespread. He did state that the owners should be submitting requests, preferably with photos, to the Alliance staff so that all the issues are documented and can be reviewed. For now, Alliance is planning to repair things as they are feasible for the Association.
* The other landscaping issue that was brought up involved the balding patches of grass between some of the units. Alliance is focusing on first fixing the sprinkler issues, and then will focus more on the aesthetic issues. Casey Clark brought up the potential option of using more low maintenance landscaping options in these areas, and many of the owners in attendance thought this would be a good idea.
* The issue of tree replacement was also discussed. Casey Clark assured the owners that the plan has never been to just remove trees, and he is working with the Board to replace them. They are discussing the best options regarding species, time of year, and budget for the replacements. He also mentioned that if any trees are dying or need attention, the owners should submit this in a maintenance request to Alliance, so it can be put on the list.
* One owner requested to see the proposed budget and actual spending for the previous year at these meetings. Casey Clark stated he would have his staff provide that the next meeting. He also mentioned that if the owners want to see these kinds of reports at any time, they can request that from Alliance via email.

Election:

* Steve Oakden was up for re-election, but since quorum was not met no election was held. Casey Clark advised the attendees how to start an election process if they felt the need, but also let them know that he had complete confidence in the current Board of Directors. He also stated that his team at Alliance is available for any questions about this.

Adjourn:

* Alisia motioned to adjourn the meeting and Virginia seconded the motion at 7:58 PM.