

Hill Farms Board Meeting

March 25, 2024 @ 2pm Zoom

1. Welcome

2. *Follow up Items of Business:*

A. **Kays Creek & Trail:** Any updates from Brandon in Land Development on who is responsible for this area (creek, asphalt, walking path lights, etc)

Schedule with Public Works to meet myself and David Broberg onsite to confirm what the city vs HOA is responsible for along this trail. Layton city has been seen maintaining the west side of the trail but nothing on phase 7 side.

B. **Street Lights in phase 7:** Any updates from Brandon on whether this is HOA or Layton City?

Check with Layton City on street light and one that isn't working

C. **Phase 7 Items to review before turnover:** Concrete damage of sidewalks, curbs and driveways cracked and broken. These areas were marked with pink spray paint. Broken trees in common area, drainage problems, fallen tree near creek that also damaged vinyl fence. Would it be best to schedule a walk through with the board and someone from Larry H. Miller/DH?

Drainage is a big issue, David mentioned it could be the sidewalk blocking drains near the mailboxes, it could also be from too much watering during the summer months. Common area and some houses seem to drain together and cause standing water.

D. **Signs for phase 7:** Homeowner complaining about nonresidents riding electric scooters, dirt bikes through common area grass. Does the HOA feel that signs would help, should the HOA be policing these items?

Natalie recommended large rocks instead of fencing around the retention pond areas. This will help deter riders from using this area for jumps. Meet with Beus to discuss and get a bid

E. **Transition Updates:**

F. **Other Discussion Items**

G. **Adjourn**

Public Works- Setup meeting to walk trail/creek to determine who is responsible for what.

Beus: Setup meeting about trail lights and replacing broken trees. How does the warranty work with DH? Look at areas to place boulders.

Destination Homes: Punchlist items, ask Annie who we would schedule a walkthrough with? Are they working on the concrete issues already?