

# Hill Farms Board Meeting

## April 11, 2024 @ 2pm Zoom

### 1. Welcome

### 2. *Items of Business:*

- A. **Review Financials:** Attached **All approved**
- B. **Kays Creek & Trail:** Parks Department, Ryan (801) 336-3914 (creek, asphalt, walking path lights, etc)
  - **Tree that has fallen and damaged HOA fence- who is responsible**
  - **In the future if branches or trees fall from the creek area who is responsible to remove fallen limbs, trees, etc?**
- C. **Street Lights in phase 7:** Lights are Layton city responsibility. Light out on Shoreline drive will be repaired.
  - **City Repairing**
- D. **Trail Lights not working:** **Beus looking into this**
- E. **Phase 7 Items to review before turnover:** Concrete damage on 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. Need to schedule a walk through with the board and someone from Larry H. Miller/DH?  
**Pink marks on concrete done by Layton City.**
  - **Is the city responsible for sidewalk damage prior to turnover or would this be Destination Homes or the developer?**
- F. **Transition Updates:** Has model home closed?  
**April 19<sup>th</sup> Lot 740**  
**May 2<sup>nd</sup> Model Home Close**  
**May 3<sup>rd</sup> Lot 717**  
**Design Center- Not listed for sale yet**  
**Transition 90 days begins May 3<sup>rd</sup>**
- G. **Meeting Date/ Location Ideas:**  
**TBD based on next board meeting**
- H. **Other Discussion Items**

- **Kristy to find secondary water invoice for phase 7. Is this DH responsibility prior to transition or HOA?**
- **Send Natalie a copy of insurance policy**
- **Send Natalie plats for phase 1-7**
- **Financials to include budget comparison**
- **Schedule next meeting two weeks from today**

**I. Adjourn 2:30 pm**