

Hill Farms Board Meeting
Aug. 8, 2024
7 pm
(Home of Cory Greenwell)

1. Welcome & Introductions

Amber Flink, Welch Randall

Whitney Krogue, Phase 7

Kyle Schafer, Phase 1

David Law, Phase 1

Cory Greenwell, Phase 4

Charlene Kerwin, Phase 3

2. Items of Business

A. Board Member Terms of Office & Positions

3-year terms: Whitney Krogue, Charlene Kerwin, David Law

2-year terms: Kyle Schafer, Cory Greenwell

President: Cory Greenwell

Vice President: Kyle Schafer ... will have crossover duties by also serving on Architectural Review Board (ARB)

Vice President: Whitney Krogue ... will focus on HOA common area issues/compliance

Secretary Charlene Kerwin

Treasurer: David Law

B. Frequency of Board Meetings v. General Homeowner Meetings

Board to meet once per month on 2nd Thursday of the month; will review schedule as needed

General Homeowner Meetings to be held quarterly for the next year, most likely at Kaysville Library. Next meeting date/time TBD

C. Contracted Relationships

HOA Management—Welch Randall

- Current contract ends in December
- Role is to monitor and manage community compliance issues; liaison with Board; conduct community inspections twice monthly ... Whitney to accompany Amber on next walkthrough

Beus Landscaping

- Separate contracts for summer v. winter work
- Need to review contracts, work, deficiencies, etc.

D. HOA Community Rules & Regulations

- Board to review/revise current rules & regulations at next meeting
- Plan to email homeowners regarding rules & regulations and ARB procedure for landscaping, remodeling, etc. Need to clarify for homeowners the type of work that needs approval.

E. Phase 7 Punch List

FIXED: missing landscape, broken tree, broken/missing concrete

F. Dead & Dying Trees

Amber and Whitney to document on next walkthrough

G. Transition Update

- Design Center: Has converted to homeowner status (Destination Homes is owner) and now has only one vote
- Who is the main contact?

H. Other Discussion Items

Documents needed from Welch Randall:

- WR Contract for review
- Beus Contract for review
- Dropbox for Kyle for ARB materials
- Docs related to past board meetings & past homeowners meetings

Documents needed from Destination:

- House colors, elevations, and other community design documents

I. Adjourn

??? 8:30 pm ???

Next Meeting: Sept. 12 7 pm at Cory Greenwell's house