

Green Hills HOA Board Meeting

Date: 01/10/2023 at 7PM

Location: Huntsville Library and Zoom

Attendance

- Board and Officers attending:
 - Troy Banks, Jay Polo, Stephen Streifer, Jaimi Liddell, Sara Vigh, Sam Clark
- HOA Members attending:
 - Jacques Bahar, Tim Charwood, Tami Johnson, David Crim, Lori Wentland, Shari Streifer, Blaine Nimer

Meeting called to order 7:04

Agenda

- December meeting minutes were approved unanimously, after a motion by Sara and second by Steve.
- **Old Business**
 - Review Financials
 - Sam reviews our financial position and P&L
 - Reminder that we have switched banking to Golden West
 - Sam will explore adding to the financial reports to show actuals against budgeted amounts to provide a point of reference.
 - Gate update
 - Sata contacted Steve Burton of the Planning Commission. He has reached out to the county engineer and Fire Chief. All felt that moving the gate down the hill slightly was possible. More details are needed.
 - The current permit has expired and would need to be resubmitted.
 - Mike Wixon is supportive and time permitting will help with drawing the alternative configuration. Sara has done a drawing to depict the infringement, using the Weber County surveys.
 - Sara shared that the Cardon's seemed supportive and that the new location would not seem to impinge on the ability of buses to turn around in the circle.
 - Website
 - Troy has explored creating an HOA website and found that it can be done for a couple hundred dollars annually.
 - We would want our own domain name. And this would also provide the opportunity for board members and officers to have dedicated email addresses.
 - It was discussed that Utah has rules in place that if a website is established then certain information must be maintained on the site. We should reach out to an HOA knowledgeable attorney for guidance. They may also guide us on whether we need to limit access vs make the site public accessible by anyone.

- Further it was suggested that an HOA management company may build and maintain a GHHOA website as part of their offerings.
 - Jay motioned to allow Troy to spend up to \$500 for consultation with Smith and Knowles. This was seconded and approved unanimously.
- Digitizing our paper records
 - Sam offered that he has access to a high speed scanner which he might be able to use for this purposes. He added that most of our documents would not be required to be kept in our archives. He will sift through them to assess what is included.
 - Steve recommended that we are consistent about retaining what is required, but destroying anything that does not legally need to be retained.
 - Steve proposed that we also discuss our records retention policy and these paper archives with the HOA attorney that we hope to line up.
- Video conference equipment
 - Jay shared various options that he discovered, ranging from integrated equipment to stand alone speaker phones and web cams.
 - It was agreed that Jay would move ahead with purchase of the Jabra Speak 750 and a webcam, while trying to minimize the expense outlay.
- Lawsuit update
 - Sam provided an update on the court hearing which was held on Dec 22nd to make arguments over attorney fees. The plaintiffs were asking for approximately \$36,000 in fees.
 - There were three original complaints and one additional one was filed. The plaintiffs won one of these four complaints.
 - The judge determined that no fees should be considered past October 21st. The attorneys will get together and find a reasonable settlement for fees prior to that date.
 - We should know the final settlement within a month.
- Reserve study
 - Jaimi provided an update and overview of the two reserve study proposals that we have.
 - In general the board felt that the proposal from Associated Reserves was preferable based on the quality of the sample report provided, their responses to our questions and general communications.
 - Sam reiterated that in the past the HOA has been sued by a homeowner over the reserve study. The current proposals do not include defending the studies in court, and at best would provide a refund of the money spent. He would like to find a company that will defend their study in court. He will try to identify companies that would defend their study in court if necessary.
- Fiber optics
 - Troy shared that the GH Water and Sewer District would prefer to have a mapping of the underground water and sewer systems completed before

doing any digging to run fiber optic cabling through the neighborhood. This is regardless of the possibility that the fiber optics are installed at a more shallow depth than standard water and sewer connections. Hence they would prefer that we not conduct digging for fiber optics until Q4 at the earliest to provide time to map out the water and sewer lines.

- Troy suggested we do a survey of the members to understand their level of interest in fiber optic service. While we do not know the costs that each provider might offer over these lines, it would gauge people's support for the potential costs and damages that homeowners might incur.
- Jay will explore building a survey to gauge the homeowners interest and support for establishing this service within GHHOA.
- HOA management firms
 - Steve has gathered two potential management firms from Zane and indicated Zane would have 203 more forthcoming.
 - Steve will talk to the firms first to understand their offerings, and then will build an outline of the scope of services that are interesting to us.
 - This information would provide a vehicle for us to do a paper level comparison before we decide on a couple companies to talk to in person.
 - Sam called attention to how our governing documents indicate that we need to communicate with the HOA by US Postal Service, whereas HOA management firms we have talked with in the past want to communicate with members via email and websites. This will need to be addressed.
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- **New Business**
 - Improving our governing documents
 - Same raised the concern that our CC&Rs may need to be updated to provide for communications by email.
 - But furthermore, there are areas of perceived ambiguity between the documents which should also be remedied. These ambiguities have enabled litigation resulting in costs to the HOA.
 - Steve suggested we pursue getting proposals from HOA attorneys on rewriting the governing documents to improve on their clarity and effectiveness.
 - Monthly meeting schedule
 - Our monthly meetings have been moved to the second Tuesday of each month. The February meeting falls on Valentines Day, so it was agreed that for February we will hold the meeting on Tuesday February 7th and 7pm in the auditorium.
 - Self Reliance and Preparedness
 - Troy shared that the Huntsville Library is hosting training on self reliance and preparedness. This is an important capability to keep in mind.
 - Insurance
 - Our insurance expires on February 22nd. Quotes we have gathered are only good for 30 days.

- Sam indicated that his insurance person recommended we go to the original company that we had for 30 years. They are the ones who paid for the costs to settle with Tim Charlewood. He is working with a broker in SLC to see if they would take us back.
- Sam also talked with Golden West, who has an HOA specialist. But they came back with 5-6 carriers who refused to insure because of hunting, but recommended we could still go to the secondary market for this coverage.
- Sam received a renewal proposal from Auto Owners, who are our current provider. This renewal was provided through Buckner. Sam and Jaimi both expressed a level of dissatisfaction with the customer service that Buckner provides. It may be preferable to continue with Auto Owners, but through a different agent.

Meeting close

- The meeting was adjourned at 8:36pm