

April 2018 Colonial Gardens Homeowners Association Board Meeting Minutes

4/28/2018 held at Golden Spike Realty Office at 4pm

In Attendance:

Aaron Eames, Sam Sessions, and Linda Hurst
Kaitlyn Linford (HOA Management)

1. Review and acceptance of previous board meeting minutes. All board members accepted via email previously.
2. Financials: Kaitlyn gave the report of Feb-April 28 Profit & Loss statement and stated that the Account Balances are \$21,382.58 in Checking and \$25,979.52 in Savings Reserve. Kaitlyn then gave the report of what owners are behind and what is being done to get them current on there fees. It was also noted that two of the owners who were behind are now caught up.
3. Violation Report: Kaitlyn stated that there was 1 Violation reported in Feb and 1 in March. No Violations reported in April.
4. Kaitlyn informed the Board that she updated the Utah HOA Register and that the cost to do so was \$10. This is a requirement with the State.
5. Roofs: Vote is completed and came in with 21 owners voting on the roof special assessment. 18 Voted for option 1 and 3 voted for option 2. As per the Association CC&Rs the majority vote will proceed and all owners will be billed for the first installment payment on the Special Assessment in the amount of \$493.27 on there June Statement. 3 Roofs sent in bid proposals; Stuart Roofing, Rainbow Roofing, and Spencer Stephens Construction. After reviewing the bids and discussing the Associations options the board Voted to accept Rainbow Roofings Bid and that the first roof to be completed as per the recommendation of the Roofers is building J-R. Kaitlyn will consult with the Roofer and see when it can be scheduled to be completed after the first set of funds is received.
6. Electrical Issue: It was reported by an owner that the light by the garbage (under the carport) is not working again. Kaitlyn had two electricians inspect the issue and both found the problem and stated that it would cost anywhere from \$2800-\$5000 to fix depending on how far we wanted to go with the repair. The reason the cost to make the repair is so high is because the Association electrical is grandfathered in and once changes start taking place we are required by State Law to bring it up to code. The Board

discussed the bids and looked at the Association financials and voted to wait on the repair as the Association does not have the funds currently. As an alternative fix it was voted to install a battery operated Motion censored Solar Light in the same area so that there would be light in this area.

7. Completed Maintenance:
 - a. Removal of old no parking signs and fence holes filled in. L
 - b. Light bulb replacement in Carport C.
 - c. Downspout repair of Unit A and Unit I.
8. Maintenance to be completed:
 - a. Installing and painting of door trims on Units A-I in spring.
9. Misc: Since Allison Williams is no longer on the board a second board member will need to be added to the bank account. The Board voted to wait to do this until the third seat can be voted on at the owners meeting in May. Aaron Eames is still a signer on the account and one other will be added after the Owners Meeting.
10. Property Inspection:
 - a. 2/21 cigarette butts behind unit R in common area. 1 visitor in front visitor parking area. Noted license plate, make and model.
 - b. 3/6 went during the night time and found that the new carport light under carport C is not working correctly, took out bulb and replaced with different type of bulb. Also found that the light under the carport next to the dumpster was out again.
 - c. 4/6/18 Noted two vehicles in visitor parking area. Found Unit K to be for rent. Aeration of lawn complete but most flower beds were not cleaned up. Back north fence line either needs more dirt, rock, or mulch-many parts of that section are down to the black paper.
11. Owner Requests: None

The meeting was adjourned at 5:12pm. Next board meeting to be held in June at Golden Spike Realty Sunset Office.