

Feb 2020 Riverside Place Annual Owners Meeting Minutes

2/14/20 @9:00am at Model Home of Riverside Place HOA

Board Members In Attendance:

Scott Heagy

Melissa Miller

Taylor Berbert

Kaitlyn Linford (HOA Management)

1. Kaitlyn called meeting to order and confirmed that all owners present had signed in. Quorum was met. Association directory was passed around and owners were asked to update any information needed and to confirm any phone number or email owners want kept private for the Community directory. This information will be kept out of the directory that will be sent out to all current owners. 2019 Annual Meeting Minutes were presented and asked for an owner to make a motion to approve the meeting minutes as is or to have them read prior to approval. Motion was made to accept meeting minutes as is, motion seconded and majority in favor. Owner asked if actual numbers of the 2019 voting to split the HOA so that part of the HOA does not have an age requirement. It was confirmed that this would happen. 2019 voting came to 70 in favor of splitting the HOA so that not all units have an age requirement and 5 opposed.
2. Financials: The 2019 Balance sheet was presented and reported that the checking account ended the year with a balance of \$5132.08 and the Savings Reserves with a balance of \$1250.33 giving a grand total of \$6382.41. The Profit and Loss report was presented and stated that since more units had sold during 2019 it meant that the Association brought in more income than estimated and also had more expenses as well. The main expenses over budget were in Landscaping and Snow removal but because of the added income the Association still ended the year with a positive net balance of \$4723.89. The 2020 Budget was presented and stated that the income and expense is based off of current # of units at the Association and that as more homes are sold this will affect the budget just as was the case in 2019. Owners were stated to contact Kaitlyn if they have any questions about any of the financials.
3. Insurance: Reported that since owners own not only their unit but also the lot they are responsible to insure the home and the lot. The HOAs insurance policy will only cover the common areas once it was installed. Owner asked when the Common Area would be done? It was decided to move this item up in the Agenda and discuss.
4. Common Area: Time was turned over to Clark who stated that the Common Area is either going to be a pickleball court with 1 or 2 benches and either a Tot Lot or a Pavilion area both would include benches. Tot Lot was clarified to be a little play area for kids and stated it was an option so that grandkids could play while visiting. Owner asked if they had any say. Clark stated that is why they are bringing it up in the meeting. That they want the input before they make a final decision. Owner asked to have it clarified where the Common Area

is located. A large map was presented and shown the location of the Common Area. Owner asked if the Pickleball court would be fenced? Clark confirmed that court will be fenced but that the park/pavilion area will be open. Owner asked if this is the area that the HOA will be insuring. Kaitlyn confirmed that this entire area will be insured by the HOA once it is in. Owner asked why the common area has to be shared between the Master HOA and the Sub Association? Answered that the common area is a selling point for all the homes and also if it was restricted to just the 55+ homes it would cause an increase of dues to pay for maintenance and future repairs/replacements. Owner stated that the Board in 2019 said they would look into cost to keep it for just the 55+. It was answered that it ended up being more beneficial with sales to have it included but that the cost increase would be \$50 per unit or more to help cover the cost. Sharing the common area means fees can stay less. Owner stated that there is a park near by the Association and wouldn't a Pavilion be considered more served than a Tot Lot? Answered that this kind of information is part of the reason for having this discussion. Owner asked if the 55+ owners could have specific days and times specified for their private use? Kaitlyn confirmed that this is possible and that the Board of the Master Association and of the 55+ Association can come to this agreement and put it in the Rules and Regulations. Owner asked if there is any advantage for the Developer to put in a Tot Lot? It was stated that there is not. It was only one of the ideas that they thought would be beneficial for owners when they have children visiting. It was suggested that more benches would be beneficial around the Common Area. Owners were asked by raise of hands if they would prefer the Tot lot or the Pavilion. Vote came to 13 for the Pavilion and 0 for the Tot Lot. Developer will take all this information under advisement.

5. CC&Rs, Bylaws & Rules and Regulations. It was reported that the Association had been split into a Master Association and a Sub Association. All 55+ homes will be considered the Sub Association. With a total of 46 owners in the 55+ Sub Association and 29 in the Master Association that has no age requirement. The Master Association includes all homes 75 homes but only the 46 will have the age requirement. Developer reported that many of the non-age restricted lots have 55+ buyers interested in them. Once the Developer turns control over to owners then two boards will be formed. One for the Master Association that includes owners from both the 55+ and older homes and some from the non-age restricted homes. Second for the Sub-Association that will only consist of owners from the 55+ and older homes. Both will have sets of Rules but both will meet CC&R requirements and make sure that both Associations are communicating and working together. Owner asked if control would be turned over sooner as more of the 55+ lots sale. Kaitlyn reported that the Developer does not have to turn control over until the entire Association is developed and this is something the State has in place to protect the Developer. They do have the right to turn it over sooner as the final lots are being finished. One change to be noted is that the maintenance of landscaping and snow removal was removed from the CC&Rs and instead they were placed in the Rules and Regulations. This was done because the Master Association will not have this feature included but they can add it for a fee. Rules & Regulations were presented and Section D was discussed as what is provided with HOA dues for landscaping and snow removal. Kaitlyn reported that there has been some requests to have snow removal done when less than 2" of snow has accumulated. It is

possible to have this done but it is not typical to have it done as most of these storms the snow fall melts except for North facing units. It can be done but it does mean a larger expense to the HOA. Kaitlyn asked owners what they wanted done and it was discussed and decided that no plow will take place when less than 2" of snow fall accumulates. Owners can still contact Kaitlyn and she will send crews out to handle snow removal requested by each individual owner during these storms. This expense will be paid for individually and not by the HOA. Owners should not make any major landscaping changes without Board Approval as these are considered Architectural changes which is Section E. Architectural changes of course include modifications to the exterior of a unit but they include even planting trees in yards, adding rock, water features, and any changes to sprinkling systems, etc. Any architectural changes become owner responsibility to maintain, the HOA will not pay to maintain any architectural change to a lot. Architectural changes can be done by emailing or mailing in a request and then the Board will be notified of the request and a written response will be sent to the owner with decision and any stipulations included with approval. Owners should make sure that lots are clean for vendors to do landscaping, especially pet waste. Any one breaking said rules will be issued Violations for the issues. 2 Warnings are given and on the 3rd Notice a fine will be included. The last 2 pages include a summary of the rules and what the fines are for the violations. It was clarified that the 1st Offense fine is at time of 3rd Violation, 2nd Offense is the 4th Violation, 3rd Offense is the 5th Violation and so on and so forth. Owners were given a sheet with a breakdown of Owner Responsibilities vs HOA Responsibilities. This also clarified that any architectural changes made (such as tree planting) will be owner financial responsibility to maintain so that it does not end up as one of the HOAs expenses. As landscaping comes closer a watering schedule will be put into place to make sure no two units next to one another will be watering at the same time. This will keep from flooding areas. It is asked that owners do not change watering schedule and that any owner with a timer in the garage will need to make the timer accessible to the vendor. Owner also pointed out that the city also has a water schedule requirement that should be kept. Kaitlyn agreed and stated that the vendor will take this schedule into consideration when setting the schedule. Daily watering will be avoided as it tends to increase over watering and flooding of certain areas. Owners stated that they have lots of voles and asked if the HOA pays for this. Kaitlyn reported that this is not a feature that the HOA pays for but that it can be paid for, but as a reminder the more the HOA pays for the more likely fees increase. The HOA did have a vole treatment done in 2019 after the mowing of the open fields was done because it drove them into yards. Intermountain Pest Control was used for the issue and is recommended for owners to use. They are fair priced and very good at what they do. Several other owners stated that is who they were using. Kaitlyn also reported that there is a rodent treatment that can be applied several times throughout the year around the home to repel rodents. Unfortunately, when living in a new development voles and mice are an issue, as building continues it will eventually push them out but right now it is recommended to contact Intermountain Pest Control and use the rodent repellent. Kaitlyn will put this information in the next Newsletter. Owners confirmed that they do not currently want the HOA to pay for treatment of this issue.

6. No further discussion. Meeting adjourned at 10:19am with the next owners meeting to take place in Feb 2021. Next Board meeting to take place as Board requests.