

Trappers Ridge Homeowners Association Board Meeting Minutes

Meeting date: October 18, 2018

Meeting time: 1:00 p.m. MST

Meeting place: Trappers Ridge Clubhouse

Board Members Present: Don Stefanik, Betsy Jennings, Neil Drew
By Conference Call: Russ Watts

Golden Aspen LLC Management Team Present: Don Stefanik, Diane Stefanik

3 Homeowners were present.

CALL TO ORDER

The meeting was called to order at 1:20 pm by Don Stefanik. Copies of the agenda (CAP headings in minutes) were made available to the board as well as to the homeowners present.

APPROVAL OF PAST MEETING MINUTES

Board Members approved the meeting minutes from the September 11, 2018 Board Meeting.

BOARD AND OFFICER TRAINING

Don shared information with the board about two seminars for HOA board members. The 25th Annual Utah Condominium and Homeowner Assn. Seminar will be held on November 3, 2018 in Ogden. Attendance is free. Don, Neil, and Phil will attend. The second seminar will be hosted by VF Law on November 17, 2018. Don will attend.

MANAGEMENT UPDATE

- Dues: 8 homeowners have unpaid 4th Quarter dues. 8 homeowners are current on their dues, but have unpaid assessment increases. 9 homeowners have overpaid their dues. Diane is in contact with all delinquent homeowners.
- Landscaping: Secondary water for irrigation has been turned off for the year. Repairs on the top of the Big Piney water feature have been completed. A survey of impacted homeowners will be completed before work is done on the lower Big Piney water feature. Trail resurfacing has been completed. Bark was applied to 36 homes at a cost of \$11,000. (This project was underbid by the contractor.)

THIRD QUARTER FINANCIAL UPDATE

Betsy Jennings shared the January 1-September 30, 2018 actual vs: budgeted expenses with the board.

UPDATE ON REVISED CC7RS AND BYLAWS

Ballots were emailed to all owners on October 17, 2018 and hard copy ballots were mailed (USPS) on October 18, 2018. The voting period ends November 19, 2018. Many thanks to the 11 member advisory committee who worked on the rental occupancy limits and also volunteered to contact homeowners personally during the voting period.

HOMEOWNER INPUT

A homeowner had questions about how to let management know when guests/renters create a nuisance (ex: noise, flashing strobe lights, parking on the street overnight). They were told to document the problem if possible and to notify Don so that the unit owner can be notified to resolve the problem.

ADJOURN

The meeting was adjourned at 1:55 pm.