

Trappers Ridge Homeowners Association Board Meeting Minutes

Meeting date: January 10, 2019

Meeting time: 1:00 p.m. MST

Meeting place: Trappers Ridge Clubhouse

Board Members Present: Don Stefanik, Betsy Jennings, Phil Coleman,
Russ Watts

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

Three homeowners were present.

CALL TO ORDER

The meeting was called to order at 1:00 pm by Don Stefanik.

APPROVAL OF PAST MEETING MINUTES

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

MANAGEMENT UPDATE

- Landscaping Update: The board extended the contract with Blue Collar Landscaping for two years at the same contract price as we paid in 2018.
- Because we have had a good start to winter, our snow removal costs have increased over what we spent last year. Hydrants will be dug out soon. The board thanks homeowners who have kept their fire hydrants cleared for fire department access in the case of an emergency.
- Landscaping Committee: This committee is made up of Don Stefanik, Russ Watts, Betsy Jennings, Neil Drew, Phil Coleman, Gus Allen and Dan Fotheringham from Blue Collar, Rob Thomas from Wolf Creek Water and Sewer District, and homeowner Greg Gilmore. The committee met in early November to discuss long term options for maintaining our landscaping in light of potential water scarcity. Two options are being considered for implementation in the near future: to identify and remove all unnecessary sodded areas and replace them with attractive alternatives which don't require maintenance; and the replacement of all manual timers with wi-fi timers which can control our entire water system through a phone app. This would make our watering more efficient and reduce our labor costs significantly. The committee will meet again in late January.
- The landline at the clubhouse will be removed.
- The spa mechanicals are holding up well so far.
- The 2019 Annual Meeting will be held on Friday, Feb. 15, 2019 at 4:00 p.m. at the Trappers Ridge Clubhouse. The first quarter 2019 Board Meeting will be held on February 19, 2019 at 12:00 p.m. at the Trappers Ridge Clubhouse. The rest of the 2019 board meeting dates will be announced at a later date.

YEAR END FINANCIAL UPDATE AND RESERVE ANALYSIS

Betsy Jennings presented:

- The 2018 actual operating expenses along with the final draft of the 2019 budget for board review. Discussion was held before a motion was made, seconded and voted on to approve the 2019 Operating Budget.
- Betsy also presented to the board the 2018 Reserve Fund Income and Expenses Summary.
- An updated Reserve Analysis is almost finished, but the draft was shared with board members.

Copies of these three documents will be emailed to all homeowners by January 16, 2019 and will be on the agenda for the Annual Homeowner Meeting on February 15, 2019.

VOLUNTARY IMPLEMENTATION OF RENTAL ADVERTISING PROPOSAL

Betsy Jennings presented a draft letter to the board for their approval which asks rental home owners to voluntarily implement the advertising requirements of the “Proposal for Rental Occupancy Limits, Implementation, Education, and Enforcement” during a transitional/phase-in period from 15 January- 15 March, 2019. Last fall, this proposal was reviewed by the homeowner Occupancy Limit Committee and was shared with all homeowners in October 2018. Rental home owners can provide the HOA Board with their valuable feedback on the proposal as it relates to the advertising of their property prior to board review of all Trappers Ridge Rules and Regulations which is slated for Spring, 2019. The board approved the draft letter which will be sent out soon.

BOARD ELECTIONS

Ballots will be emailed to all homeowners around January 16, 2019. The voting period closes at the adjournment of the Annual Meeting on February 15. After printing out, voting and signing your ballot, it may be returned one of three ways:

- Mail your ballot to Trappers Ridge HOA, 5801 E. Elkhorn Drive, Eden, UT 84310
- Scan and email your ballot to trappersridgehoa@gmail.com.
- Turn your ballot into Betsy Jennings at the Annual Meeting.

The results of the election will be announced within 24 hours of the adjournment of the Annual Meeting. Results will be emailed to owners, posted in the clubhouse, and posted on the website trappersridgehoa.com.

HOMEOWNER INPUT

Who should homeowners contact if their streets are not being adequately plowed?

Weber County Road Department: 801-399-8396

Note: We have new drivers using less sophisticated equipment this year and they haven't done as good a job clearing the streets as in the past. And our biggest snowfalls have occurred on Mondays. The trashcans all over the streets haven't made their jobs any easier.

A homeowner suggested that all balloting for the HOA be collected and counted by an outside person or company. The board would like to hear your input.

A homeowner requested a review of the necessity for earthquake insurance. Don Stefanik will get the information on rates to that homeowner, and the board would also like to hear your input.

ADJOURN

The meeting was adjourned at 1:47 pm.