

AHOA BOARD OF TRUSTEES MEETING

May 7, 2018, 2018, 6:30 PM

Held at American Fork, Utah Library

Board Members Present:

Deb McCoy, Keith Bawden, Darren Falslev, Wesley Gurney, Blake Llewellyn, Steve Riley, Troy Westover, Charmay Hill, Sue Stephenson, Brian Seely,

Board Members Excused:

Scott Lorensen

Board Members Absent:

NA

Visitors:

Mr. Ray Polumbo, Mrs. Bawden, Mrs. Falslev

Welcome - Conditions on the mountain -Steve Riley

Meeting commenced 6:37pm

The roads managed well through the snow for the most part. The lower roads are extremely dusty and dry. North Fork Rd. has been very muddy. Lower Big Bend Rd. and where it turns and goes up is developing deeper ruts. Upper Big Bend is ok at this time. Keith will take a look at the roads to see what care is needed.

Public Comments:

Ray Polumbo asked to see the AHOA records and to verify if there were any missing.

Mr. Polumbo shared 6 binders containing critical documents of the subdivision including maps and deeds and a catalog of the roads. He shared comments on roads that will need to be addressed including removing obstructions from roads that are fire access roads; including gates that need to come down (gates on both ends of Aspen Loop and behind the Johnsons property).

Mr. Polumbo also stated the documents included signed agreements that gives "the public" (defined as AHOA property owners and their guests) the use of all "common areas", including tennis courts, airstrip, are all dedicated to the subdivision. Hilltop Ventures cannot restrict AHOA from using these areas.

Mr. Polumbo also stated he was very concerned about the records being kept by the association presidents and claimed that there used to be a "full truck load" of historical data in boxes that is now missing. Deb pointed out that as the presidency has changed hands from Ray and Bonnie to Kent and Judy and then from Kent to Steve each time boxes could have been decluded. Steve also mentioned a lot of the "truck load" was office furniture and old computers. Deb asked "What exactly do you believe is missing, that would not be part of County records?" Blake suggested that Steve Riley bring the boxes of past records that are in his possession to the general meeting in June for the board to review.

And finally, Mr Polumbo felt that the CC&Rs that the lawyer modified was done on an older version 2008, instead of 2010, and that lawyer did not enlist his expertise to complete and

feels they should be redone again by a different attorney. Steve replied that he would request that the attorney get the latest on record CC&Rs and redo the changes free of charge.

Review minutes - Steve Riley requested that everyone review the minutes and send back either 1. Suggested revisions or 2. Confirmation of review with no revisions needed and complete this within 2 days of receiving the minutes.

Sue will send the minutes from January 2018 and May 2018 to two email addresses for everyone. This will identify what email addresses are not delivering so any needed changes can be addressed.

Motion to Accept: Keith 2nd: Blake Voting: Unanimous

Dues - Charmay Hill

At this time we have \$21,707.15 in outstanding dues.

Blake has had a few people call for keys to which he instructs them to settle their dues payable before keys will be issued.

Steve had the board review a letter he received (I don't believe it was from Dawn Zimmerman, a property owner, requesting an increase in the dues amount, thinking it would increase property values. This was discussed and a decision was made to keep the dues at the amount they are currently. As a board, dues can only be raised 10% without the request being addressed by the whole membership. Keith suggested we could revisit increasing dues if and when needed.

Budget Review - Steve Riley /Darren Falslev

Darren Falslev has agreed to be the treasurer for AHOA.

Motion to Accept: Blake 2nd: Wes Voting: unanimous

Steve indicated that we will be moving AHOA funds to America First Credit Union (AFCU) as the costs are less at the credit union than at Wells Fargo Bank. Key funds have been added to the savings account.

Charmay and Blake will work together to enable Blake to make deposits into AFCU from the purchase of keys.

Discussion was heard on reallocating \$100 into the Signs budget from the Environmental budget. Motioned to Accept: Troy 2nd: Brian Voting: unanimous

Discussion was heard on reallocating \$1,000 from Roads budget into Security budget. Motion to Accept: Keith 2nd: Wes Voting: unanimous

Motion to Accept the Budget: Blake 2nd: Troy Voting: unanimous

REPORTS

Security - Scott Lorensen

Nothing was discussed at this meeting

Gate Signs, & Roads- Keith Bawden

Blake, Brian, and Keith all met to talk about several roads and brainstorm on solutions to existing problems. It was decided that work would start on Wolf Hollow this week. If we don't use and claim the roads we could lose access to them. AHOA has the rights of easement. Aspen Loop is a matter of public safety and needs to be kept open as a fire escape.

Blake and Steve will visit with the Johnsons about their road concerns, including South Fork Rd. This road situation will need to be settled in civil court. The county will not force it to stay open.

Common areas and roads are dedicated to the perpetual use of the public, (meaning people who own property there) and cannot be prohibited from use.

Newsletter - Darren Falslev

Nothing was discussed at this meeting

Website - Deb McCoy

Jason Pierce, has agreed to become a Website committee member. He will be running for position on the board at the annual meeting in June 2018. Steve mentioned other owners he knows that will also be running, and Deb asked him to have them send her info to post on the website.

Environmental - Troy Westover

There is one new cabin being built currently.

Legal Services - Darren Falslev & Steve Riley

Services provided by the lawyer, Steve Harris, are now complete. Steve will assure the correct documents were reviewed as there was some concern as to which version had been reviewed. Steve will re-visit with Steve Harris.

Keys - Blake Llewellyn

As mentioned above, Blake requests proof of ownership and current financial standing before he issues keys to anyone.

Fire Safety - Wesley Gurney

Fire conditions for this year are predicted to be worse than 2012. There has already been a fire on the Huntington side. The county won't back AHOA's fire restrictions. The county did say that fire restrictions will come early this year. Deb suggested we take pictures of unsafe fire pits and put them on the website for educational purposes for property owners to better understand what makes a pit safe and check on their own fire pits. A spark screen should cover the fire pit. The best course of action is for neighbors to be good neighbors and watch out for each other.

AHOA needs to be clear on liability verbiage at the annual meeting and on the website.

Wes will check the subdivision ordinance Title 13 for clarification. Wes will draft comments to be put on the website and stated at the annual meeting, addressing best practices for fire safety.

Wes indicated there were phone apps to help identify when evacuation was needed.

Community Relations, Public Affairs, Clean up, & Annual Meeting - Brian Seely
 Brian shared the need for emergency vehicles to have access to the mountain at all four gates. Discussion included offering a combination lock and key, wired to the box, to emergency services in Manti. The estimated cost for this would be around \$150 for the box and cable plus keys. The combination will need to be changed after every time it gets used. Blake will keep keys in it and call dispatch every time the combination is changed.

Motioned to Accept: Blake 2nd: Darren Voting: unanimous

Clean Up Day - June 9th at 9am, starting at the tennis courts. Wrap-up potluck will be held at the water tree located at Silver Creek and North Bend. If anyone has any other questions email Brian Seely at brians@ahoa.org or bseely301@gmail.com or call him at 435.851.0349.

Annual meeting will be held on June 23rd at the Peterson Dance Hall in Fairview, UT, with registration starting at 10am, the meeting starting at 11am, and ending at noon.

Board members will arrive by 9am for setup. Board meeting will commence at 9:30am.

Deb mentioned that Darren, Wes, and Scott are all up for renewal on the Board and asked if they would be running for another term - Darren and Wes both said they would think about it, and Scott was not in attendance.

Steve Riley gave his resignation notice, effective after the Annual Meeting. Sue Stephenson announced via email that the Secretary position will also be open effective after the Annual Meeting.

Next Board Meeting:

Date & Time: June 23, 9:30am

Place: Peterson Dance Hall, Fairview, UT, just prior to Annual Meeting

Motion to adjourn: Deb 2nd: Blake Voting: unanimous

Meeting Adjourned: 8:30pm