

## **AHOA BOARD OF TRUSTEES MEETING**

July 30, 2018, 6:30 PM

Held at American Fork, Utah Library

### **Board Members Present:**

Jason Pearce, Keith Bawden, Darren Falslev, Blake Llewellyn, Brian Seely, Sue Stephenson, Cory Fry, Michelle Fry, Charmay Hill

**Board Members Excused:** Jeff Hansen, Deb McCoy, Troy Westover

**Board Members Absent:** NA

**Visitors:** Ray Polumbo, Mark and John Slusser

**Welcome** Meeting was called to order at 6:36PM - Keith Bawden Conducting

**Review minutes** of 6.23.18 – Keith Bawden

- No review at this time

Keith Bawden presented Michelle Fry to replace Sue Stephenson as secretary. All present were in favor.

### **Nominations and Voting on Board Assignments**

President:

- Blake Llewellyn nominated Cory Fry
- 2<sup>nd</sup> Darren Falslev
- Voting was unanimous

Vice President and Roads:

- Keith Bawden will continue to serve in these positions.

Keys and Water:

- Blake Llewellyn will continue to serve in these positions.

Environmental:

- Keith Bawden suggested Troy Westover stay in the position.
- 2<sup>nd</sup> Blake Llewellyn
- Voting was unanimous

Treasurer and Legal Services:

- Darren would like to continue to serve in these positions and will continue doing the Newsletter.
- 2<sup>nd</sup> Keith Bawden
- Voting was unanimous

Security:

- Keith Bawden nominated Brian Seely

- 2<sup>nd</sup> Cory Fry
- Voting was unanimous

Website:

- Blake Llewellyn nominated Jason Pearce
- 2<sup>nd</sup> Brian Seely
- Voting was unanimous

Fire:

- Blake Llewellyn nominated Jeff Hansen
- 2<sup>nd</sup> Keith Bawden
- Voting was unanimous

Public Relations:

- Blake Llewellyn nominated Deb McCoy
- 2<sup>nd</sup> Darren Falslev
- Voting was unanimous

Additional Assignments:

- Brian Seely will serve on the Road Committee
- Darren Falslev will be over Gate Signs
- Keith Bawden will be over Road Signs

**Motion to Approve New Job Assignments**

- Darren Falslev motioned for approval of new job assignments
- 2<sup>nd</sup> Blake Llewellyn
- Voting was unanimous

**Dues** – Charmay Hill

- Need for hardcopy Newsletters and Billings still exists
- We will work towards paperless- email

**Budget Review** –Keith Bawden/Darren Falslev

- 2018 Budget Report was passed out
- No discussion at this time

**Mark and John Slusser** –

- The Slusser's own property on Wolf Hollow Road.
- The cable they placed to stop access to their property was removed by someone cutting down the trees the cable was attached to.
- Blake Llewellyn indicated that he had spoken with the Slussers and that they were agreeable to moving the big gate down closer to Lake Fork Road.
- Blake Llewellyn further stated that the gate area would need to be widened to accommodate the crash gate. The road work is to be completed before the gate is moved.
  - Brian Seely will assist with the road work on this project.

- This road is a designated Emergency Escape Route and the Slusser's will be placing "Private Property – No Trespassing" signs on the gate.
- Blake Llewellyn will create a draft to be executed by AHOA and the Slussers. It is to include the following:
  - The Gate will be moved to the agreed upon area.
  - Improvements will be made to said area to accommodate the crash gate.
  - AHOA will have access to the gate.
  - This gate is a permanent Emergency Escape Gate and exit for AHOA.
  - Private Property and No Trespassing signs will be posted by Slussers on the gate.
  - The final written agreement will be executed by Slussers and AHOA.
- Blake Llewellyn and Brian Seely will determine the scope of the job and the costs involved.
- Blake Llewellyn motioned for approval
- 2<sup>nd</sup> Darren Falslev
- Voting was unanimous

### **Miscellaneous Business:**

**Water:** Jason Pearce requested a review of the AHOA water situation.

- Blake Llewellyn indicated that AHOA has water rights available.
- They are not effective to use. It would be better to sell them.

**Lock Boxes at Lake Fork South Gate:** Brian Seely commented on all of the lock boxes that are showing up on the Lake Fork South Gate. He suggested that a lock box structure be built and owners charged a rental fee for the use of the boxes.

- Owners would provide a combination lock for the assigned rental box.
- There would be a 6 (six) month time limit on lock box rentals.
- Possibly set a high enough to deter continuous rental use.
- Rules for Lock Box Rental need to be outlined and finalized.
- The AHOA Board Member over Keys would be responsible for the lock box rentals, etc.
- It will cost approximately \$800.00 (Eight Hundred Dollars) to build and install the Lock Boxes.
  - Brian Seely will oversee this process.
- Blake Llewellyn motioned that we move forward with the lock boxes.
- 2<sup>nd</sup> Cory Fry
- Voting was unanimous

### **Banking:**

- Keith Bawden will set up an appointment with Steve Riley and new signees to update the signature cards at the bank.
- A separate savings account will be opened for Keys. Blake Llewellyn will be authorized to make deposits to the account.

### **Fires:**

- Jason Pearce asked for verification of what “NO FIRES” meant.
  - No Open or Charcoal Fires.
    - Nothing that would create an ember.
  - Propane fires and propane cooking are permissible.

**Assignment:** Jason Pearce will post this information on the website.

### **AHOA Records:**

The available AHOA Records will be transferred to Cory Fry. Some of the records are missing and the current board is unsure as to their whereabouts.

### **AHOA Bylaws and CCR's:**

- Blake Llewellyn motioned that all Board Members read the AHOA Bylaws and CCR's before the October 2019 Board Meeting.
- 2<sup>nd</sup> Brian Seely
- Voting was unanimous
  
- Cory Fry motioned that Raphael Polumbo be used as a resource for AHOA Bylaws and CCR's clarification, etc.
- 2<sup>nd</sup> Brian Seely
  - Charmay Hill stated that Raphael Polumbo could not act as a resource because he was not a property owner in AHOA.
  - Raphael Polumbo stated that he could, and would be willing to act in this position as a family representative of an AHOA property owner.
    - He will supply documentation to support his ability to do so.
    - The motion will be reviewed at a later date.

### **AHOA 2019 Annual Meeting:**

**Assignment:** Keith Bawden will schedule the Dance Hall for the Annual Meeting to be held on June 22, 2019.

All property owners are to be notified 14 days in advance by mail.

### **Security – Brian Seely** – Newly Appointed

- Due to lack of time nothing additional was brought up

### **Roads and Road Signs**– Keith Bawden

- Due to lack of time nothing additional was brought up

### **Newsletter** – Darren Falslev

- Hard copy verses digital was briefly discussed.

### **Website** – Jason Pearce – Newly Appointed

- Possibly move to a Blog format.

### **Environmental** – Troy Westover

- Due to lack of time nothing additional was brought up

**Gate Signs and Legal Services** – Darren Falslev

- Due to lack of time nothing additional was brought up

**Keys and Water** – Blake Llewellyn

- Due to lack of time nothing additional was brought up

**Fire Safety** – Jeff Hanson – Newly Appointed

- Due to lack of time nothing additional was brought up

**Legal** – Darren Falslev

- Due to lack of time nothing additional was brought up

**Community Relations, Public Affairs, Clean up, & Annual Meeting** - Deb McCoy – Newly Appointed

- Possible “Meet Your Neighbor Social” at the tennis court suggested by Blake Llewellyn and Brian Seely.

**Next Board Meeting:**

Date & Time: Friday, October 19, 2018 6:30PM

Place: American Fork Library

**Motion to adjourn:** Darren Falslev

Seconded: Blake Llewellyn

Voting: Unanimous

**Meeting Adjourned:** 7:59 PM