

Bridgerland Villiage Homeowners Association, INC  
Minutes of the Annual HOA Meeting  
June 10, 2017

## ***Draft Minutes***

The meeting was held Saturday, June 10<sup>th</sup> 2017 in the Garden City Town Complex and was called by President Lance Bourne. Attendees signed in and enjoyed lunch together. Lance Bourne called the meeting to order at 1:05 pm. Minutes taken by Brittney Lundgren.

Ken Theis and Brian from Forestry Fire and State Lands, came to present about fire prevention and reducing risk of fire in the Bridgerland area. Participants need to keep track on the tracking sheet of efforts to reduce wildfire fuel. Follow provisions in the booklets, efforts also include removing weeds. A date will be established for a chipper day later in September. Document on the tracking sheet amount of time and equipment used helps fund the grant. Coordinating with Dave Swainston.

Financial reports were presented and discussed by Tiffany Walhberg, our financial secretary. Income stays consistent around \$60,000. Some increase this year from building fees for 6 new homes this year. Expenses this year was \$89,000 in roads, mostly due to snow removal, to be expected with a heavier snow year. No gravel and grading last year but it was done this year. The cost of mag water has gone up too. Recommendation to board to increase dues for the future. We collect dues for 163 houses and 220 lots. Only about \$800-\$1000 unpaid dues currently which is low. Tiffany's contact information 435-881-6668 twcpa@cut.net. Motioned to approve and seconded.

Snow removal is done by, Chantry Argyle and crew, which did a fabulous job. Ted Wilson, suggested that we need to pay more attention to digging out our own culverts and ditches and preparing in the fall. The real ATV access to Bridgerland is impassable and people are trespassing on a private lot and have made it into a road from overuse and trespassing. Rich County or Garden City are not going to enforce a change, must be lot owners to create a boundary and signs. Mag water is scheduled for Tuesday unless rain is in the forecast. Please don't park on the roads any time of year, especially winter. There is an Garden City parking ordinance enforcer that can be called to issue a citation.

Water system is doing well and is developed and maintained by Ted Wilson. He is currently working with the city to hook up to the city to continue to supply to the development, which will happen in the next few years. Once that happens, water rates will increase. The CCNR's state that the water is suppose to be used for culinary use only. Discussion about 10 plus users who drastically over-use for outside watering, and discussion about fining or increasing abusers of the water. Rates are established by the Division of Public Utilities. Grateful for quality spring water.

6 new homes being built this year. Fees are \$2000 for building permit, \$1000 refunded. Majority vote for \$1000 for and additional garage and \$500 refund if no damage. The president meets with new homeowners to discuss the CCNR's and building fees.

Changes to the board: We need a minimum of 5. These people have volunteered their time to serve on the board. It was motioned to approved these people to the office of the board and seconded.

President: Tom Kuhlman, 801-633-6386, tomekuhlman!@juno.com

Vice Pres.: Jim Torghele, 801-645-3959, jdtorgehele@hotmail.com

Sec.: Tracy Williams, 801-573-9263, williamstl1031@gmail.com

Board Member: Dave Swainston, 435-752-9118, dbswainston@q.com

Board Member: Bruce Jensen, 801-721-5745, racewhip@msn.com

Board Member: Kent Kerby 435-946-3479, kentkerby33@gmail.com 702-346-4388 (Mesquite)

The board decided their respective positions.

Open Discussion: Dave Swainston addressed HOA dues and suggested an increase dues as discussed as fair by the board. Suggested by Tiffany and Lance motioned a one-time due to help relieve our budget deficit for about \$100. Tiffany suggested to increase the annual dues after the board completes an assessment. Motioned and approved to do a one-time \$100 dues per Homeowner and/or Lot owner due by October 31st. Dumpsters might need some work, possibly some retaining walls. Suggested to sell the lot the association owns. Thanks to Lance for all his time and a job well done. Motioned to adjourn and seconded.

**Next Meeting:** June 9, 2018