

Bridgerland Village HOA Annual Meeting

Meeting was held at the Garden City Office in the Lakeview Room on June 8, 2024

Attendees enjoyed a potluck lunch from 12 noon to 1:00 pm

The meeting was called to order by President Tony Hutson at 1:02 p.m.

Tony welcomed all attendees

Tony thanked current board members for their service. Stated Dave Wittner will be taking over as president next year. Gave instructions for commenting: Being as we are doing a zoom meeting, when making comments, approach the microphone and state your name. Try to limit comments to 2 minutes.

- **HOA Financial Report**
Presented by Tiffany Wahlberg (CPA). She suggested contacting her for address changes. Discussed P&L. Stated how cost have continually increased but dues have not increased significantly. Stated she suggested to the board to increase the dues so reserve can be built up. Expenses are currently exceeding income especially road maintenance in winter. Talked about how a collection company has helped with past due collections. Question was asked if more than one email could be entered on address changes. Yes, one than one can be entered. Mark Sessman asked if we could pay online. With the ongoing change of board members it is difficult to keep up with SSN and other info so it is not feasible at this time. Lindsey Hunsaker asked if Venmo could be set up. Tiffany will look into. Another member asked why there were two bank charges. Tiffany gave explanation related to deposits and other transactions. Dave W. stated as a board we are looking into other options.
- **HOA Roads and Common Area Maintenance**
Initial roads were built as a minimal transportation through the subdivision. Tony explained how gravel is sticky and full of clay. He is trying to make our road acceptable, especially by with outsiders abusing the roads. He is in the process of adding gravel to increase quality of roads. Due to cost of materials and time only some of the roads have been improved. Snow removal: Existing contract met the expectations of snow removal this year including fuel charge. If hourly rate would have been charged, the rate would have been \$20K. Over a 5 year period, the contract is currently breaking about even. Not sure the current contract will cover future cost but he is willing to meet the contract obligations.
- Member asked why there is a Budget Increase? Not maintaining savings or threshold in account Tiffany is expecting.
- **Dave's Slide Presentation**

Slides showed expenses over last 11 years. Shows years we exceeded our budget and currently operating at a \$36K deficit. Average cost currently is around \$85K per year but dues are only bringing in \$67K so our reserves are being depleted. The slides justify proposed special assessment. Proposing \$35K increase which results in \$225 for lots and homes to \$275

allowing to work within budget and meeting ongoing maintenance. Slides showed comparison to other subdivisions and how we are one of the smallest in the community. Also, referenced how water bill did not increase for many years and then it was a big jump. Dave doesn't want to see that happen with the HOA dues.

- Bob Stevenson stated he has lots in Swan Creek and that Tony does a great job on our roads even though he is operating at a deficit. He wants Tony to continue. Tony stated he will honor his contract.
- Michael Solitare: Was curious about the special assessments. Tony reiterated the reason for the increase. A member suggested to increase the new dues by \$25. Motion passed and 2nd. A member vote was taken: 50 for; 15 against. Proposed approve. \$250 per year for lot and \$300 for homes will be the new annual dues.
- Bridgerland Water Company
Martell Menlove made a presentation on the process he has been taking to hold the water company accountable. He talked about the findings he presented to the board recently and his concerns and proceeded to present same info to the members. Ted Wilson was the owner and leader. As his kids took over, they are requesting a large increase in compensation as well as outsiders to maintain. \$50K/ year to pay for 3 million dollar loan to upgrade water system specifically secondary supply if needed for 30 years. He then explained the process for ongoing expenses for buying and pumping water from GC and payment to power company. \$45K ongoing expenses being paid for 28 months and connection will not be for another 2 months. This water is still not being pumped. Water comes from Richards spring water rights which are shared by GC and BLWC (200 gallons/ minute for a two way connection.) Martell filed a complaint in Dec 2023 with Public Service commission. The suggestion was to put \$45K in reserves in April of 2024. He was told an individual cannot file a complaint. He will need a petition signed by 25 HOA members or a city to make a request. He then presented petition to be signed by members. Question: Can the subdivision just hook to GC? The answer is No. GC will install 8 inch line to BLV property. Bob Linnel talked about new pump houses. Pump will be automated. Mark stated we are limited to so many gallons per month. Is GC limited to the same? No, Martell explained. Dave: GC will provide water only if our well runs dry. Would the water pressure be better from GC? David Swartz asked if GC only serviced by Richardson springs? No the are also serviced by Swan Creek.

Technical difficulties w/ phone. Taking a short break...

- Roads Maintenance:
Tony talked about weed control: Last company was charging \$35K to spray one time in the area. A new company was hired and will be charging only time and materials. They will be spraying multiple times a year. Kent Roper and Bryce Nielson stated Dyers Woud needs to be eliminated. Tony stated members are responsible for getting them out of your lot. Bear Lake Landscape is currently working on Thistle and Dyers Woud along the roads. They have contacted another company to help.
- The 7 year plan was significantly high this past year. There is hope to recover some in upcoming years.

- Mag water will be sprayed on June 17.
- New Board Member Nominations and Voting
Need at least 5 board members but can have up to 7. Trying to do more with committees with board oversight.
- Building Plans will still be reviewed by Dan Kureck.
- Tony will stay on as Road Committee.

Melinda Huffsaker: What is the time commitment? Dave W. explained how VP is a learning position for the President. He has also proposed quarterly zoom meetings where all can attend.

- Dave asked for VP nomination. Dave Swartz stated how we should be volunteering instead of just complaining. It was proposed he be nominated to be VP and 2nded.
- Gary Knighton was nominated as a board member and 2nded
- Nominees were asked to make a short presentation of the qualifications.
 - Gary Knighton: . He owns 3 lots in the subdivision. He worked for a Civil Engineering Company but is now retired. He currently lives in Logan. His Firm worked with Ted in the past.
 - Dave Swartz: He is a transplant from LA. Reminised about growing up in this area and growth that has occurred.
- Dave requested vote: 26 votes for Dave S. Gary received 17. Dave was accepted as VP to move into the President position in two years.
- Secretary Nominations: There were no nominations. Becky Jensen was asked to remain and she agreed to continue in the secretary position.
- Board Members: Travis Ehrhart is resigning. Gary Knighton was nominated by Bruce Jensen. Majority vote approved. Bruce Jensen, Martell Menlove and Dan Larsen will continue on the board. These board positions will be for the next two years.
- New Declarations Discussion and Voting
 - Jim Bloddard: Asked about colors on documents? Still covered in 13 pages of bylaws and rest are CCRs.
 - Melissa Hunsaker: What is allowed and disallowed as far as fencing? Barb wire is not allowed. Tony would prefer no vinyl. Was suggested sports courts have fencing. Melinda H. wants to secure her yard for large dogs so as not to have to worry about predators. Asked about 'rabbit fencing' Was told any reasonable fencing would be allowed.
- Member asked about rocks and retaining walls. No restrictions are currently in place.
- Mike Thomas: He has lived here for 30 years. Has an issue w/ CCRs control of board. Has no problem with current board but is concerned about abuse by future board with personal agenda. Tony replied the new CCRs has better language to help us operate. People have to be held accountable.
- Did an attorney write the documents? Tony explained how the original was written by attorney using a base for a condo. The Board has made adjustments but they were not approved by a lawyer although we have several HOA members which are lawyers and have reviewed the documents, given their suggestions and changes were approved.
- Melissa Hunsaker: Stated they have a neighbor encroaching on there property where their

corner is in the neighbor's driveway and they feel they have no recourse. Tony says because of original lot surveys there have been some problems. It is now required to have corner markers for each lot before building. There was also a discussion about original utility lines and how there were used to determine property lines. Tony suggested with new methods, it will need to be reviewed and perhaps a court case will need to be pursued. Perhaps an indemnity agreement can be made.

- Member Tom wanted to know what he is paying for? A brief explanation of road maintenance and snow removal was given and he was referred to the P&L and Balance sheet distributed by Tiffany.
- Fine discussion: Board is trying to enforce rules based on CCRs and Bylaws. CCRs state properties are single family dwellings. Two homes are being used for boarding houses with excessive parking on property and excess road traffic. One is a food business in town and the other is an adventure park. We have no specific rule for fine. Tony asked for participation from members for issuing fine. Member asked if there has been a discussion with the owners. Dave S. says he lives by the boarding house and even though there are lots of cars there is very little noise and commotion. A 'step' fine was proposed to change behavior. Another member stated they go to adventure park and all of the employees are wonderful.
- Tracy McKay (owner of a building in question): Stated his residence is not a short term rental because no money is being exchanged. The residence are all girls and they car pool to and from work. He says he works them so hard that they don't have time to party. He is trying to buy a lot next to the mayor and has contacted a structural firm with building plans. He claims no discussion or phone call was given, just a threatening letter from attorney. He is trying to comply. Tony thanked him for his input and clarification.
- Kristen Loganson: How will fees be defined? Tony gave a brief discription.
- Tim Ellis: Suggested we are going to be in trouble wth the water issue. The board is trying to protect the owners and there is opposition to board's proposals. We need to step up and support the board.
- Dave Swartz: Lives next door to alleged boarding house. There are not causing a nuisance with loud parties nor excessive trash. Says Garden City needs these kinds of workers in the city.
- Linda Hunsaker: Stated it's hard to get workers in this area. There is a grant with reserved monies. Mayor Mike Leonhardt has been working on process to get boarding housing built using this grant money. Tony responded while this is wonderful, it's is not the HOA's responsibility to provide housing for workers in the city. 30 year resident member asked board housing owner what is the impact long term especially on the septic tank. Currently there is no issue with the septic tank capacity.
- Member: Stated when they purchased their property it says in the documents no short term rentals are allowed. Asked Tracy M. if he read the rules? He replied, "Yes, but this is not a short term rental."
- Dan Larsen: Restated the documents state 'Single. Family. Rental.' 3 words.
- Proposal: Add a rule for issuing fines. Vote taken and majority approved. Asked if there should be a committee or a board decision? Majority agreed for letting the board make the decision.
- Member: Suggested \$100 assessment to be put in snow removal fund.
- Document changes: Need 155 votes to pass. Only 140 were received. Changes were not approved.

- Open Discussion
 - Bryce Nelson: Be real careful about open fires this year. Encouraged owners to map an escape route. This lead to a brief discussion about fire rules and fireworks
 - Member: Stated Ted Wilson passed away last month. We are all here because of his dream.
 - Reese Stoddard: Truckers don't know how to maneuver canyon. Recently a trucker decided to use Choke Cherry as a truck stop. Appreciated the rocks positioned to discourage truckers.

Tim Ellis proposed meeting be adjourned. Dan Larsen 2nd.

Meeting adjourned at 3:19 p.m.

DRAFT