

Bridgerland Village HOA Annual Meeting

Meeting was held at the Garden City Office in the Lakeview Room on June 10, 2023

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

Dave suggested using the phone so those attending on Zoom will be able to hear discussions.

1. CCRs and By-law Presentation

Tony explained how inadequate the old documents were to the point we could redline or do a side by side comparison. These needed to be updated to protect owners and board members. The new structure will enhance authority to make issues more addressable and the ability to level fees and fines more fluently. We will be updating the rules and regulations in the future.

Question: Are the HOA attorneys here at the meeting? Tony explained how our first attorney was pulled and then the 2nd attorney was insulted when inquired about fees. Owner stated that some of the articles are against Utah laws.

Discussion continued about the changes:

Fees: Vote should not be determined based on fees. It was also stated too much power is given to the board: There was some verbal agreement. Tony explained based on other HOA rules and regulation we are not as restrictive as many. If you have issues, please be more specific and we will review the issues. Others comments suggested the board does not have enough authority. The laws need to be more fluid so we don't need a 51% vote for every little change.

Lease restriction: No mention of short term rentals. If we fail in this document, then the board will have to go through the process again and have another meeting requiring votes.

Time Share wording: Some lots have multiple owners and time is divided among them. This wording is to cover short term rentals and time share type renting

Exterior Maintenance: Rocks, sticks and debris will need to be maintained. This is to eliminate where a pile of debris was the result of bulldozing. We are trying to keep an unaltered state.

Ned Miller stated 5.9.18 covers Time Share issues

Amy Leopard (attorney). Time share and fractional ownership. 'Board digression' is concerning. Says HOA is very nit-picking and discriminatory. Brought up issue of construction equipment. Says according to wording, we cannot have a tractor on the lot. Grandfathering will not be sufficient. Nuisance is described vaguely. This s/b in the rules and regulations and not in the CCRs and By-laws. Content s/b brought up a level in the by-laws and more detail in the rules and regulations. Liked old language, 'minimal disruption and vegetation'

Ron Maughn: Was 3rd or 4th buyer in Bridgerland Village subdivision. Ready, Fire, Aim. Are we in a hurry to make a mistake? Mentioned June 8th as due date. Ownership of real estate brings

responsibility. Government is working to take away some of rights. This includes city government, and board authority. Garden City doubled taxes on property that is not primary village. If declared as primary, then other resident tax will double. Let's not be in a hurry to give rights to the board without review from those attending. Applause was given.

Jim Blotter: This is the only quorum where we can vote on any changes. He suggested itemize issues instead of just saying I don't like this. Don't say the whole thing is no good, be more specific.

Amy: People should be given the opportunity for input. Confusion on DRAFT and vote on document.

Tony: We believed this document was pretty good.

Amy: Overly burdensome. Wants a committee to review the document before finalization.

Ron Moseman: Because votes have already be submitted could we have changes made and then another vote.

Jim says we have a working group. It is the board that was voted in. Don't be complaining about the job they are doing.

Moseman: What are the violations.

Amy: Definition of family. The definition follows Garden City's , so it is in violation as well.

Wants fees and fines more specific in rules and regulations.

Brian Stewart: Stated perhaps the opinions being presentated may not be the opinion of all.

Dave W. suggested anyone can join our board meetings. Perhaps have a Limited Scope committee. Any input will be welcomed

Tracy Williams: 7.2: wanted clarification on wording. How much will the city be allowed to enforce? We have private roads and the city has discretion on whether they will enforce any issue.

David Schwartz: Has read through document and feels the board has not done a bad job. But perhaps this isn't done. Not sure a vote s/b taken today. There is a lot that is good but other info is vague and ambiguous. Wants the board to seek more input from owners whether it be retirees or just (younger) weekenders. He would like to see a committee review the document as well. Family definition is whatever you want it to be.

Martell: If this is not adopted, we will be functioning under old laws.

David Schwartz: Weve been functioning under the old laws for 25 years anyway.

Kirk Allen: Was involved in original CCRs and By-laws. He studied documents from several states. Says they had input and the original was the best wording at the time. Suggested we vote today and then ammendments can be made, perhaps in a year. Made motion to take a vote.

Jackie Bourne: 2nd vote. If approved make further changes. If not passed make changes and request

another vote. Votes were turned in. Ran out of forms so had people write on blank papers with name, lot # and yes/no vote

2. Financial Report

Our CPA is not here to present the financials.

The roads were in disrepair and we are trying to get the roads up to par. Cul-de-sacs are not finished and other areas did not follow design. Ditches and culverts were put where they were most convenient. Having issues with new builders and driveways. Tony is trying to make roads and cul-de-sacs accessible for snow removal. He is trying to make minor improvements to roads. Document states roads and cul-de-sacs were to be completed within 2 years of initial development. Would be too costly to go after Bridgerland Village Inc (and may not even be feasible) to have them finish what should have been completed years ago. 316 hours on the grader, 125 hours on trucks, 60 hours on loader. If billed hourly, this would have been very costly. Clause in road contract states can be increased due to undetermined situations. Board helped to cover the cost of grader. Is hoping to recover money over the next 5 years in order to break even. The assessment was part of heavy snow removal and upgrade to roads. If roads are brought up to grade, the on going maintenance should be less costly. Mag water will be here on June 26th. Tony is still fixing culverts and run off issues at his own time and cost.

Moseman: Does the HOA still own a lot? The vote was to keep the lot. Tony suggested that lot may need to be used for additional parking.

Davis: Where can we vote online? Dave stated to send your vote secretary@bridgerlandvillagehoa.org

Mag Water: Tony is trying to keep roads and mag water cost effective. Tony is plowing more roads for year round use which has not the case in the past.

David Endicott: Wanted to know how much in the red we are. \$40K is the debt.

Tracy: Wanted to have the balance sheet posted on line

Owner wanted to know about the mag process. It is a one day process and can be driven on immediately, but you will want to wash your car.

Jim Blotter: How do we recoup those expenses? We have the money to cover expenses, we just want to increase our reserve to have 1.5 years of back up as suggested by our CPA.

Robert Bourne: Stated in past years, we have had copies of the balance sheets and profit and loss. Tiffany is not here today and she takes care of that. Dave stated it will be posted on the web site

Rachael Rossi: Wanted to know if we have any say in the water company.

Tony presented budget plan for the upcoming year.

3. Bridgerland Water Company

Tony read the statement from the water company.

Roger Cook: Are we joining Garden City Water company? Brief discussion: Water systems need a back up system for all water companies. BWC looked for other sources. Decided to hook on to

Garden City water.

The city is going to bring the line into the subdivision. There will be 2 pump stations installed for back up purposes.

Cook: Wanted to know why we pay \$94/ month? Tony explained the process the water company went through with the state approval.

Martell: Said that Garden City has three sources for water: Hodges Spring, Swan Creek and a new well by Pickleville

Tony discussed the freezing issue.

Mike Mitchell: Have been trying for 10 months to get water hook up. Dan K said to file a complaints with the Public Services.

Kris Jeppson: Was without water during the winter for two years in a row. The Public Service department says the Water Company has such a clean record not much action will be taken. He suggested filing all complaints so the issues will be addressed.

Bob Linnell: 3 hooks are scheduled for Monday and then the road by Martell is next

Travis Spriet: Stated he is the new water master

4. Voting Results

Martell: Vote tallied: 21 No, 39 yes. Need about 200 votes.

5. Open discussion

Tony said the fines are 200/day for short term rental. Starts w/ enforcement by HOA

Pat Kermit: Garden City is checking VRBO and time shares to find violators and enforce fines.

Linda Hunsaker: Has maintenace and cleaning contract. City has asked these type of companies to report any customers that may be violating.

Tony requested to let us know all owner's contact information especially email for future contact

Tamly Shelley: Barb wire. What is acceptable fencing? She has a service dog. Stated allowance of vegetation protection but a fence entirely around property is prohibited. Another owner suggest a kennel.

Hunsaker: Is a green house acceptable? 120 square foot is limit and will need approval.

Mark Delio: Had trouble getting service people to proceed. Jackie Bourne suggested Garden City Neighbors on Facebook

Dean Hanson montioned to adjourn

Too many 2nd to track....

Meeting adjourned at 3:06.