Loma Vista HOA Board Meeting Notes
November 19th, 2015 7PM

1. Roll call and welcome by President Gibby
2. **Approval of minutes from previous meeting:**
    a. Rich Western (Treasurer) made a motion to approve; Paul Rodgers (Vice President) seconded the motion. All Approved
3. **Financial-**
    a. Status of Bank accounts- Rich Western (treasurer) received a check from Josh Yeates (Previous Board Member and representative for Loma Vista HOA) for the sum of $4200.00.
        i. Rich Western (Treasurer) was also able to reconcile the September 2015 and October 2015 bank statement and operating accounts. There is an estimated $1146.70 due in bills to Tooele City (2), Rocky Mountain Power, and Powell Landscape after the take over from Josh Yeates.
        ii. Rich Western (Treasurer) has also compiled a list of all residents previous HOA fees paid and assessments still owing. This list will be available for review by the next board meeting.
        iii. David Gibby discussed the laws on having a reserve account. At this time the HOA does not need a reserve account.
    b. Location on financial records- Online QuickBooks had not yet been set up due to inadequate funds from the previous HOA. Now that the funds are available Rich Western (Treasurer) will continue in his process of setting the online QuickBooks. The HOA will keep a physical copy of all bills for a rolling 12 months.
    c. Questar Funds Status- Rich Western (Treasurer) was able to review the amount Questar had paid to the HOA from previous agreements. Questar had paid Loma Vista HOA a sum of $4400.00. These funds have been used over time and are not an additional sum to be added to the HOA's new operating account.
    d. HOA Financial Status- See comments A, B, and C.
    e. Draft Budget- Discussion of a HOA web page would be $20.00 a month for a total of $240.00 a year. Water bills this past year have been higher than that of previous years and therefore the budget will need to be adjusted to allow for more cost. David Gibby (President) will adjust the budget as needed.
4. **Common Areas-** Discussion on the common areas were as follows:
    a. Transfer of utilities- David Gibby (President) will call Tooele City and Rocky Mountain Power to set up the utilities under the new management and address.
    b. Landscape maintenance contract- Mike Lowry(Board Member) will call around to get bids from lawn care and maintenance companies. The bid needs to include mowing lawn, weed trimming, watering lawn and shrub areas, snow removal, fertilizer, and possible sprinkler system repairs.
    c. Fence repairs- There is an estimated 109 feet at $20.00 a foot for fence repair. Most of the damaged fencing needing repair is along Skyline. The Board will check with local resident and neighbor Jason Barker to see if his company or place of

employment could get the fencing at a lower cost. The Board will discuss a community day within the neighborhood to fix the fence at a later date.

   d. Subdivision street lights (work with Tooele City) - Mike Lowry (Board Member) spoke to the city. The city is requesting yet again another list of nonworking lights within the subdivision. Mike Lowry (Board Member) will prepare this list and deliver to the city. If the city is not sufficient in repairing the burnt out street lights we will try contacting the Mayor or fellow Councilmen.

5. **Set up not-for-profit Corporation-**
   a. All paperwork to covert from a LLC to a nonprofit has been completed. Filing fees were as follows $37.00 for the State of Utah and $132.00 for Tooele County.
6. **Association Logistics-** The discussion of association logistics were as follows:
   a. The Utah HOA website is $20.00 a month. The board will continue to use this website to allow all members of our community the access to notifications, updates, and current meetings.
7. **Design Review-**
   a. David Gibby(President) created a form to follow for the design review process. This new form and process is agreed upon by all board members.
   b. Brandon Murray home plan approval: The board needs to collect a $300.00 design review fee. The conditional approval to build from the board will be issued Brandon Murray.
   c. Amount of Hardieplank siding allowed- Changes allowing for only 25% of the front of the home to be Hardieplank is agreed upon by all board members. Changes to the CCRs will be made accordingly.
   d. Require stucco, stone or brink on all 3 sides- The board agrees to allow only stucco, stone or brick on all 3 sides of the home. No Hardieplank will be allowed on the 3 sides of the home.
8. **Proposed amendments to the Declarations and bylaws-**
   A summary with a list of current changes to the CCRs will be provided to all members of the HOA. David Gibby (President) will send out the proposed amendments for review.
9. **Schedule Special Association Meeting (Bylaws Section 2.5)-**
   a. Paul Rodgers (Vice President) will hand deliver a notification for a special meeting to all local residents residing within Loma Vista. All other HOA members will receive a mailed copy.
   b. The Special Association Meeting will be held on December 1st, 2015 at the TATC 6pm.
10. **Schedule next board meeting-** The board will hold its next meeting on January 14th 2016, at 7pm. Location: President Gibby's residence.
11. **Other Business-** No other business at this time.
12. **Adjourn Meeting-** Rich Western(Treasurer) made a motion to close the meeting, Mike Lowry (Board Member) 2nd.