

MEETING MINUTES

Loma Vista Homeowners' Association

SPECIAL MEETING - FINE SCHEDULE PROPOSAL

January 26th, 2021

Attendees via Zoom:

- Charlie Sturges- present
- David Gibby- present
- Laura Burdine- present
- Leland Roberts- present
- Ryan Evans- present
- Kevin Hansen- present
- Carly Allred- present
- Other HOA member attendees: Maribel Somers, Kristin Stockdale, Jocelyn Perry, Daryl Smith, Voss Chastain, Rebecca Bracken

1. Charlie Sturges convened the meeting at 7:03 pm and all (7) HOA board members were present.
2. No vote will take place during this meeting, it is an informative meeting to discuss the fine schedule proposal that our committee created. Kevin Hansen, president of the committee, and Leland Roberts, committee member, are now on the HOA board and will be conducting this meeting and answering questions.
3. Kevin Hansen started the meeting by explaining why and how the committee created the fine schedule. The board, due to the reaction of the last fine proposal, wisely chose to have a committee created to investigate the fine schedule topic. It was a volunteer committee that was composed of three people (Kevin Hansen, Leland Roberts, and Robert Lerma). There were three key things that Kevin wanted to provide some context on that the committee thought were important and helped drive their decision. The first is that the board, confirmed by the attorney, has a legal obligation to enforce the CC&Rs. As we looked through other HOAs in the state of Utah we found that most of them had fine schedules in place to help meet that obligation that the board has. The second is that it became very important that the fine schedule has to be reasonable for the area in which you live. We looked at many examples of different neighborhoods and based off our area tried to create a fee schedule that was appropriate. The third, is a three part topic that we all agreed on. We want to make sure that we warn the residents so the violation could be corrected before having to go down any fine path. The second part is about creating dialog between the resident and the board. The third thing is that we wanted to keep it simple. Some of the fine schedules that we reviewed for other communities were extremely complicated. Kevin then goes through the information about the fine schedule that can be found on the HOA website. He then turned it over to Leland Roberts to talk

about the specifics in terms of the process and the procedures. These documents can be found [here](#).

4. Charlie Sturges then took over the meeting and opened it up to member questions.
5. **Question:** Who is going to be the person/people that are going to go through the community to figure out what the violations are? **Answer:** We are going to do what we have done in the past where we divide the neighborhood up in sections and assign a board member a section that is different than the area that they live in. We have never ran into conflicts of interest before. The committee wanted more than one board member to be able to site a violation to try and keep things unbiased. We as a board are obligated to enforce the CC&Rs evenly.
6. **Question:** When is the first time that you guys are going to come around? **Answer:** The first inspections will start in May.
7. **Question:** We have a rock wall that is in our fenced back yard that we need to get done soon. Is that something that we need to talk to you guys about? **Answer:** In the past we have done compliance inspections based off of the outside from the street. We don't trespass and we don't go onto the lots. If you would like to be proactive it never hurts to send an email to the board stating what your plans and schedule look like for the task.
8. **Question:** Do you guys have a master list of what residents need to do in order to be in compliance? **Answer:** The best way to communicate to the board is to send an email to lomavistahoa@outlook.com. We try to check that daily and get responses out as soon as possible. The email is nice because it is documented.
9. Kevin then asked if any of the members have strong objections to which no one replied.
10. A member commented on the work that was done to create the fine schedule and thought it was straightforward and reasonable. David Gibby also informed anyone listening that might be uncomfortable voicing their concerns that they can also send an email to the board. Another member also thanked the committee for their work and thought it was a good conclusion to what we need.
11. The meeting was adjourned.