

SWEETWATER GOLFCOURSE HOA
BOARD MEETING
APRIL 27, 2019

Board Members in Attendance: Alan Edwards, Mark Anderson, Jon Ord, Jim Roberts, John Sullivan, Don Jardine
Greg Hudnall has moved and is no longer on the board

Others in Attendance: Tiffany Wahlberg

Approval of minutes of the September 8, 2018 Board Meeting—Alan Edwards
Mark provided Tiffany with some minor changes to the minutes. Motion to approve the September 8, 2018 minutes with those changes by Mark, 2nd by Don, vote was unanimous.

Financial Report—Bob Peterson, Tiffany Wahlberg

The bank balance has increase from last year to this year by \$14,000. The current balance is \$274,000. Tiffany recommends either budgeting for some of the larger road projects or making a change to the dues. The board is planning to use the funds for those large road projects. The accounts receivable balance has increased by \$4,000, but the old receivables have decreased by \$4,000. All the expenses were within budget, except insurance.

Annual Budget for 2019—Alan Edwards, Bob Peterson, Tiffany Wahlberg

Part of the reason for the bank balance increasing is that the bid for the roads was \$45,000, but we only paid around \$36,000. The work has to be verified to specs by Apex Engineering. Apex contacted Bear Lake Construction to let them know that the specs were not met. The invoices are general and not specific enough to the roads to allow partial payment on the roads that were built to specs. Don worked with Bear Lake Construction to come up with an amount that paid for the work done up to the specs. Bear Lake Construction met with Apex and Don, so they were given the specs and the contracts, so they knew they would not be paid if the work was not up to spec.

Another big reason for the difference, is that we haven't budgeted for building permits in the past, but there was \$18,000 in revenue last year. The snow removal assessment will go away. The late fees should be adjusted based on HOA no longer collects the water balance. Motion by Don to adjust the late fee from \$25 to \$15, 2nd by Mark, vote to approve was unanimous.

Don would like to see an impact fee for construction because the roads are being destroyed by the work being done. The water company has proposed that there be no

digging in areas close to the water lines from November 15-April 1 or longer as required by weather and that no large vehicles related to construction (larger than a pickup truck) would be allowed on the roads during that time period. The question is how to enforce those rules. Alan would like to see it added to the Bylaws and fines. Jim would like to see a paid compliance officer. The HOA had discussed a refundable portion to the building fee, but Jim had backed off it. If we the architect has to review twice, we have been deducting the architect's fee and refunding the rest of the permit fee. They are then required to submit a new application with a new \$1,000. Alan wants to make sure it is written into the document. Motion by Don to add an additional \$2,000 to the building permit fee that would be fully refundable if they are in compliance with the building permit approval. If there are attorney fees, if the roads need to be redone, or if there are additional costs, the \$2,000 will be refunded less any costs. Tiffany and Jim will work together to come up with a new application for building and application. Tiffany will get the water wording from Frank Corgiat. Motion to increase the application fee to \$3,000, \$2000 of which will be fully refunded if all Rules, the applicable Declaration, the Application and Review Form (updated to follow the Bear Lake West Appendix A Form) are complied with by Mark, 2nd by Don, vote was unanimous.

Don would like to propose that we add a budget item for a building compliance officer and rules compliance officer. This will be brought up at the annual meeting. The recommendation would be to have that person write a letter assessing a fine. The board feels that hiring an individual would take some time and more discussion, so it will not be added to the current year's budget.

Road maintenance should be updated to \$60,000 and insurance should be updated to \$4,500. All other categories will remain the same as the 2018 budget. Motion to approve the budget with these changes by John Sullivan, 2nd by Jim, vote was unanimous.

Road Report—Alan Edwards

The road report was covered under the budget. Alan will continue to work with Apex Engineering.

Building Report—Jim Roberts

Tiffany and Jim will work together to create a new Application and Review Form with the new refundable application fee and information based on Bear Lake West's Appendix A Form. Tiffany will receive the application form and plans and will submit them to Jim Roberts electronically. Tiffany will answer any questions regarding the application process and Jim will answer any questions regarding the building process or rules. Jim will continue to submit the plans to the architect for approval.

Signs and Dumpster Report—John Sullivan

The stop sign on the corner of Bunch Grass and Country Club was knocked down in a vehicle accident this winter. John will put it back up. Bob's boys will continue to do cleanup of the dumpster area.

Website Report—Jon Ord

Tiffany will get Jon the updated minutes from the June morning and afternoon board meetings and the annual meeting. Jon will upload the minutes, Bylaws, and Rules to the website. Jon will send Tiffany an email invoice and she will pay him for the annual maintenance fee.

Water Report—Mark Anderson

The Bear Lake Water Company is drilling a new well, which will provide redundancy and a new water source. They are replacing lines in the upper association which have been subject to freezing and leaking. They are also working on updates to the Trailer Park Phase. A water right is about to be approved, where the Water Company will need to provide mitigation. This will allow for roughly 700 acre feet of water, once the appropriate mitigation has been provided. The arrangement with Norm Mecham made about 200 acre feet available for general use as well as the development of about 70 additional lots, which would be outside of the HOA. In order to provide water coverage to the full build-out potential, the Water Company will need an additional 500 acre feet of mitigation. The Water Company passed new tiered rates that will apply from May to November. Notice of the new rates was mailed out to all the HOA owners. Rich County has located the paperwork for the approval of the Local Improvement District. Due to the length of time that has passed, the County may require the HOA to start the process over. Mark will work with the county to try to have them approve the form as is, since they were the ones who misplaced the form. If that is not possible, then Mark will work with the county to restart the process.

Bylaws Review and Amendments—Mark Anderson, Alan Edwards

The attorney reviewed the Bylaw change relating to construction that was made at the September meeting. He advised Alan that the Bylaw should be reverted back to the original wording. Since there are other lots in the association larger than these original lots, there could be homes built that could not fit on those original lots. The HOA would most likely not be able to deny a building permit for homes that were consistent with other large homes in the area, even though they would not have fit on the original small lots. Motion by Jim to amend Bylaw Article XIII to remove the 2nd and 3rd paragraphs and to add “must obtain and comply with all provisions of the Application and Review Form and the applicable Declarations”, 2nd by Jon Ord, vote was unanimous.

Mark did not yet have the wording available for a Bylaw for Solar Panels. Utah Code does not allow the HOA to restrict Solar Panels, except in very specific ways. The restrictions must be done by Rule. Mark will prepare possible language consistent with

Utah Law to present as a Rule to the membership at the annual meeting.

Motion by Don to amend Rule 10 to state “after 10:00pm and before 7:00am”, 2nd by Jon Ord, vote was unanimous.

Motion by Don to amend Rule 15 to state “Pets are to be on a leash at all times”. The motion died due to lack of a second.

Board Membership, Vacancies and Assignments—Alan Edwards

Alan, John Sullivan, and Jim’s terms are expiring this year. Greg Hudnall will also need to be replaced, since he has moved. Alan, John, and Jim have all agreed to apply for another term and provided Alan with letters stating their intentions to reapply.

Date and Agenda for Annual Meeting—Alan Edwards

The annual meeting would normally be scheduled for June 15. Since this is Father’s Day weekend, Jim Sullivan made the motion to schedule the meeting as a special meeting on June 8 at 10am, with the board meeting at 9am and a second board meeting following the annual meeting, 2nd by Jim, vote was unanimous.

Other Issues and Assignments—Board

Don will be in charge of weed control for 2019.

Motion to adjourn the meeting by Jim, 2nd by John Sullivan, vote was unanimous.