

HVPOA Board of Trustees Board Meeting Minutes

Saturday, October 27, 2012

Mt. Pleasant City Hall

1. Call to Order and Welcome.
 - a. President Randy Hill called the meeting to order @ 1:00 pm.
 - b. Visitors were welcomed and included Tom and Rachel LeFevre, Carl Winters, Richard Zoellner and Vicki Hill.
2. Roll Call.
 - a. Board members present included Beverly Winters, Boyd Williams, Vik Arnold and Randy Hill. A quorum is present.
3. Agenda approval/changes.
 - a. Motion to accept: Bev/Boyd, passed unanimously.
4. Approval of minutes for September 21, 2012 meeting.
 - a. Those in attendance read over minutes.
 - b. Motion to approve: Bev/Vik, passed unanimously.
5. Treasurer's Report.
 - a. Bev had given a written report earlier in the day at the Members Meeting. (See attachment). Motion to approve: Randy/Bev, passed unanimously.
6. Old Business
 - a. Delinquent accounts update
 - a.i. Randy reported that there are 17 accounts with no valid address, which makes sending them to the attorney for collections problematic.
 - a.ii. Motion by Randy/Bev: To have Randy and Bev research these accounts and attempt to find current addresses. Passed unanimously.
 - b. Review road maintenance
 - b.i. Motion by Randy/Bev: To form a committee to establish a 5 year plan for road maintenance. The Board will provide the committee with a general framework for the plan, including some guidelines and priorities. Boyd Williams will serve on the committee to represent the Board. After Board approval, the plan will be sent to the Members for a vote. If approved by the members, bids will then be solicited.
 - b.ii. Discussion:
 - b.ii.1. Other possible members for the committee include:
 - b.ii.1.a. Hank Gubler
 - b.ii.1.b. Tom LeFevre
 - b.ii.1.c. Contractors with expertise

- b.ii.1.d. County Road workers with expertise
 - b.iii. Motion passed unanimously
- c. Weed Control committee
 - c.i. Motion to table until Spring: Passed unanimously.

7. Executive Meeting

- a. Board met in Executive Session to discuss delinquent accounts.
- b. Motion by Bev/Boyd to cash check from Title Company and settle account on sold property. Passed unanimously.
- c. Motion by Randy/Bev for Vik to draft letter to Attorney Lundgren requiring itemized bill for the \$225.77 before sending payment. Passed unanimously.
- d. Motion by Randy/Bev to research and find as many current addresses as possible for the 17 delinquent accounts where address is lacking. Passed unanimously.

8. New Business

- a. Correspondence received
 - a.i. Invitation from Vial Fotheringham to attend conference on HOA legal issues being held in SLC on November 3. Motion by Bev/Vik to send those board members able to attend and to pay the \$40/attendee registration fee. Passed unanimously.
- b. Payment and invoices received
 - b.i. Invoices received include:
 - b.i.1. \$11.32 for property tax on common area, (pavilion & shed)
 - b.i.2. Reimbursement to Vicki Hill for \$244.97 for newly purchased sound system together with \$68.18 for ink cartridges.
 - b.i.3. Payment of \$25 to Mt. Pleasant City for rental on meeting room.
 - b.i.4. Motion by Randy/Boyd to pay above bills. Passed unanimously.
 - b.ii. Bev will talk to Roy Walker to gather more info about a bill for \$35.94 that he has submitted for payment.
- c. Snow removal bids
 - c.i. Discussion included suggestion by Boyd that we advertise for two separate bids: one for the 4.5 mi bus route loop, and another for the remaining 7.5 miles. Bidders can bid on one or both.
 - c.ii. Motion by Boyd/Vik to get the ad out in the paper this coming week if possible. Tom LeFevre agreed to assist Boyd. Passed unanimously.
- d. Discuss ballot issues, road signs, finding an Auditor

- d.i. Auditor: since there is no auditor in SP County, Bev will research auditors from other nearby areas.
- d.ii. Roy Walker: a letter was sent to Roy requesting return of any and all records and other property he may have that belongs to the Association. No response from Roy, although he apparently told some that he has returned all records that were in his possession. The next move would be to submit the issue to the county attorney.

[Note: Bev left at 2:00 pm for prior commitment, but quorum still present with three board members.]

- d.iii. Road signs and posts: two bids have been received for purchase of signs and posts. While the bid from Interwest, (Provo), was slightly more expensive than bid from Colorado company, being able to avoid shipping fee makes it less expensive. Motion by Randy/Boyd to accept Interwest bid. Passed unanimously.
- d.iv. Additional discussion regarding sign posting party/volunteers
 - d.iv.1. Home Depot rents portable auger for \$100/day. Renting from Hermanson's is another option.
 - d.iv.2. Tom LeFevre will talk to his neighbor about use of his tractor and post-hole digger.
 - d.iv.3. Boyd will contact CentraCom regarding having them Blue Stake area prior to our digging post holes.
 - d.iv.4. Whatever option we go with regarding digging of holes, a limit of \$120/day will be set.
 - d.iv.5. Based on info provided by Tom LeFevre, getting the cement for post anchors from Christensen Sand & Gravel appears to make the most sense.
 - d.iv.6. Motion by Boyd/Vik to reimburse Randy for protective film wrap for anchors. (Write check to Vicki Hill). Passed unanimously.
- d.v. Additional item: Roy Walker board vacancy
 - d.v.1. Based on vote outcome from Members' Meeting, there is new vacancy on Board due to Roy's removal. Board members agreed to talk to possible candidates in advance of next Board meeting in hopes of recruiting qualified individuals willing to serve out term until April of 2013.

9. Members' suggestions and concerns

- a. With a Members' meeting having preceded this Board meeting, there were no additional comments.

10. Trustees closing comments

- a. None

11. Adjournment

- a. Meeting was adjourned at 2:40 pm
- b. Next Board meeting to take place on Friday, November 16, at 6:30 pm at the Mt. Pleasant City Hall

APPROVAL

The HVPOA Board of Trustee Minutes of their Regular Meeting, October 27, 2012, 10:00 a.m., Held at Mt. Pleasant City Hall were approved and certified by the Board of Trustees Meeting dated _____ on a motion by _____ and seconded by _____.

With a vote of _____ to _____.

Trustees Verification:

President _____ Treasurer _____

Vice President _____ Trustee _____

Secretary _____ Date _____

