

Hill Pond on Spring Creek (Wallenberg Drive) HOA Board of Directors Meeting Minutes
Sunday, November 25, 2018 at 1804 Wallenberg Drive

Quorum Established and Meeting Called to Order

The meeting was called to order by President Rick Hoffman.

Board members present: Rick Hoffman, Julie Savidge, Diane Crews, Doug Hinerfeld, and Dick Thomas

Other HOA members present: Fini Thomas

Approval of Minutes

A motion was made by Julie Savidge and seconded by Doug Hinerfeld to approve the minutes of the August 27, 2018, HOA Board meeting. The minutes were approved unanimously.

Treasurer's Report

Treasurer Doug Hinerfeld reported that the current HOA balance is \$6,591.98.

Old Business

Rick Hoffman reported on the two meetings of the **Covenants Advisory Committee** which have been held to date. At the first meeting a plan was developed to update and revise the covenants: 1) the current PDF version would be converted to a Word document to facilitate editing; 2) an initial review would identify and highlight any outdated material, identify inconsistencies with other HOA documents, and locate the original Planned Unit Development for the neighborhood in order to identify any discrepancies between that document and the current covenants; 3) compare Hill Pond on Spring Creek covenants with similar-sized neighborhoods with common areas; 4) identify: additional conditions and restrictions that should be considered for inclusion in the revised covenants, and conditions and restrictions in the current covenants that should be considered for elimination in the revised documents; and 5) consult with an attorney.

At the time of the second meeting, Marshall Frasier of the Covenants Advisory Committee had created the Word document of the current covenants, and the Committee had begun to identify items that are outdated or irrelevant and will continue this process at their next meeting on December 11, 2018. They will be clarifying with an attorney about the need to retain any material deemed irrelevant or outdated before eliminating it from the covenants. For example, the covenants make numerous references to "declarant" (i.e., developer), which is no longer relevant to the HOA. Rick also reported that Dan Ganster has resigned from the Committee.

The Board suggested that the Committee track changes in the Word document.

Julie Savidge showed a template for customizable **no trespassing signs**. These aluminum signs would be 18" x 12" in black and white with the wording to read: Private Property/No Trespassing/HPoSC/HOA. The cost is \$22/sign for four signs; posts for mounting the signs would also be purchased. A motion was made by Dick Thomas and seconded by Diane Crews to authorize Julie to purchase the signs and posts. The motion was approved unanimously.

The **HOA website** was discussed and Diane Crews will contact Bonnie Helgeson about posting HOA minutes, by-laws, and Responsible Governing Policies. The possibility of archiving outdated material is still pending.

New Business

Rick Hoffman reported that the **annual insurance review** needs to be conducted and he will contact the insurance agent.

Diane Crews submitted a request for Board approval of a **sun room addition** to the north side of her home at 1820 Wallenberg. A motion was made by Dick Thomas and seconded by Doug Hinerfeld to approve the request. The motion was approved unanimously.

Dick Thomas raised a concern about **possible fire hazards** in common area because of accumulated debris from trees in that area. The Board discussed the possibility of scheduling one or more neighborhood cleanup events to remove the debris and this will be revisited when the weather is conducive to holding these events.

There was a discussion regarding **violations of the covenants**. The covenants are posted on the HOA website at www.neighborhoodlink.com/Hill_Pond_on_Spring_Creek/pages. It was suggested that the Board encourage HOA members to reacquaint themselves with the covenants and that they pay particular attention to Article V, Architectural Control.

In addition, the Board discussed the need to notify one household of a current violation and the appropriate method and wording of this notification. It was agreed that a letter detailing the violation as well as a copy of the relevant Responsible Governing Policy would be sent to the household with details on how to resolve the violation.

Adjournment

Doug Hinerfeld moved and Dick Thomas seconded a motion to adjourn; the motion passed unanimously.