

Springview Farms HOA **Annual Meeting Minutes**

May 1, 2023
6:30 pm
Bluffdale City Hall

Board of Trustees in Attendance:

Mike Thompson, Paul Henderson, Shelley Lester, Ron Hankins, Mike Wilson

Others in Attendance:

CW Management Corp – Kendra Wilde

1. Welcome and Introduction of the Board – Mike Thompson, chairman started the meeting and introduced the current board members. Paul Henderson, vice chairman; Shelly Lester, secretary; Ron Hankins, Mike Wilson was in attendance.
2. Board of Trustees
 - a. There was a vacancy on the board due to Scott Warner resigning for personal reasons. The board appointed Mike Wilson to fill the vacancy. Mike served on the landscape committee last year.
 - b. A following change of positions within the board will happen effective immediately. Paul Henderson, chair – Shelley Lester, co-chair – Ron Hankins, Secretary/Treasurer – Mike Wilson, at large; Mike Thompson, outgoing chair, at large.
3. Improvements
 - a. 2022 Completed Projects
 - i. The east side first roundabout was converted to a xeriscape.
 - ii. There was tree replacement on both the east and west side.
 - iii. Waterfall pumps were replaced.
 - iv. Entrance to Blue Quill was redone. This is Bluffdale City property and the board decided to fix it up and maintain it.
 - b. 2023 Projects
 - i. Freshen up the entrance beds, especially on the east side.
 - ii. Continue with tree replacement.
 - iii. Community dumpsters will be done twice a year, in the spring and fall. Locations will be decided to enable to rotate throughout the neighborhood.
 - iv. White fence repair.
 - v. 14600 Improvement by Bluffdale City will impact the east entrance waterfall. A portion of it may be covered due to the road improvements. Board member, Shelley Lester, contacted Bluffdale City and they are willing to work with the HOA on preserving that as much as possible. Please check Bluffdale City website for information on what is planned.

- vi. East side second roundabout has an output of water that is a natural spring.
 - vii. East side horseshoe pond needs to be dredged and a fountain needs to be installed to keep water flowing.
 - c. New Landscape Vendor
 - i. A new landscape vendor, Boulder Landscaping, was chosen by the board. They received five bids and went through an interview process before making their decision.
 - ii. There have been some areas that have been missed and Boulder has been shown and talked about those areas. There will be some startup issues that are expected with a new vendor.
 - iii. All maintenance requests should be done through the homeowner online portal.
4. Financial Update
- a. A review of the 2022 budget was presented by Mike Thompson and is attached.
 - b. The proposed 2023 budget was presented and is attached.
 - c. The 2023 dues are the same amount as the 2022 dues amounts.
 - d. A reserve study was done, and the report will be reviewed by the board members.
5. Comments
- a. The Loomis Village man gate was discussed. It is always needing repair due to kids riding the gate and pushing it too far when opening it. Attempts to put in a barrier rod to stop the swing of the gate have been installed. It tends to be destroyed or removed. It was asked if the gate should just be removed. No decision was made.
 - b. Secondary water monitoring was discussed. The HOA does not install meters for secondary water. The HOA does not have any plans to meter the secondary water. Bluffdale City are the ones who have required them in the past. If you have questions about this, please contact Bluffdale City.
 - c. Thank you to Mike Thompson for your years of service on the HOA board.

Meeting was adjourned at approximately 7:20 PM.