

TUHAYE HOMEOWNERS ASSOCIATION Q1 2023
BOARD MEETING MINUTES May 9, 2023
11:00 AM to 11:30 AM

BOARD MEMBERS PRESENT:

Jeff Butterworth | Storied Living DV
John Corbett | Storied Deer Valley
Lisa Reynolds | Storied Deer Valley

IN ATTENDANCE BY PHONE: There were approximately 12 owners on the call.

STAFF PRESENT: Trish Waterman, Jessica Layton, Steve Mair, Steve Sovinsky and Tonya Farnsworth

MEETING CALLED TO ORDER: Jeff called the meeting to order at 11:04 AM.

REVIEW AND APPROVAL OF THE MARCH 7, 2023 BOARD MEETING MINUTES:

John made a motion to approve the meeting minutes, Lisa seconded, and the motion was carried.

Q1 2023 FINANCIAL REVIEW:

- Q1 Revenue is \$1.36M, compared to \$1.1M budgeted.
 - YTD Reinvestment fees are \$468K, compared to \$200K budgeted.
 - YTD ARC Review fees are \$84K, compared to \$41K budgeted.
- Q1 Expenses are \$475K, compared to \$475K budgeted.
 - Bank fees are over budget by \$3,500 as more people paid by credit card.
 - Fuel is over budget by \$11K due to heavy snow year. However, this was mostly offset by vehicles and equipment being under budget by \$8K.
 - Road expenses are over budget by \$16K due to road salt.
 - All other expenses are at or under budget.
- YTD Net revenue for Q1 is \$885K, compared to \$632K budgeted.
- We will be updating the reserve study this summer and adding an equipment reserve study. The HOA equipment fleet is growing, and we want to be sure we are adequately funded for future purchases and replacements.
- The summer 2023 reserve projects are going to exceed the 2023 budgeted amount based on the 2020 reserve study. This is due to the massive amount of snow we received this winter. Per the estimates the cost will be \$300K for the upcoming projects (mainly road work) and the reserve is \$78K. There are adequate funds to cover this cost. John made a motion to approve the \$300K, Lisa seconded, and the motion was carried.
- The 2022 Audited Financials have been completed. John made a motion to approve the 2022 Audited Financials, Lisa seconded, and the motion was carried.

CONSTRUCTION UPDATE:

1. There are currently 75 homes under construction.
2. There are 166 homes built and 618 lots sold at the time of this report.
3. There are approximately 50 single family homes going through the architectural review process or waiting on building permits with Wasatch County.

PROPERTY MAINTENANCE AND IMPROVEMENTS:

1. The snow fall and plowing efforts this past winter were challenging.
2. Going forward during winter month we kindly ask that individual home snowplow crews do not push snow off driveways into the street, across the street or onto adjacent properties. The snow should be stored on the

owner's property.

3. The narrowing of roads due to snow accumulation was problematic this year.
4. Also during the winter months, we ask that owners please put their garbage cans at the end of their driveway and not in the street. This is to ensure plows have a clear path and avoid any potential damage to cans when the plows go by.

MANAGER UPDATES:

1. 2022 Year End Sales: 55 resales and 107 original sales.
2023 Year to Date Sales: 12 resales and 20 original sales at the time of this report.
2. The permit for the new gatehouse building at the back gate has been issued. Due to the amount of snow, construction is anticipated to start by the end of May.
3. Construction on the mailbox expansion is moving forward. Mail pickup has been at the Kamas Post Office in hopes this moves construction along quicker. The estimated total completion of the new shelter is 3 weeks. New PO Box keys will be ready for pick up at the Kamas PO by May 17th.
4. The location for the dog park will be to the east of the tennis courts and due to the excessive amounts of moisture in the ground, work will most likely start this summer.
5. The HOA will be installing a 5 foot wide walking trail along Tuhaye Park Drive starting just past the Mailbox down to Whispering Hawk and around to Moondance upward to catch a connector to the golf course. These walking trails around the community will provide safe pedestrian access to the Clubhouse. We anticipate starting the trails the week of May 7, 2023. The trail will be completed in sections and will be flagged and staked. These trails are walking trails only.
6. The gatehouse will be switching from DwellingLive to Lift Master. DwellingLive was no longer able to provide service or parts. RFID tags and codes will not be affected by this change.
7. We would like to kindly remind homeowners of the following regarding mail and delivery:
 - a. Only completed homes with a Certificate of Occupancy and/or Closing Documents along with valid identification presented to the Kamas Post Office are eligible for a mailbox in Tuhaye.
 - b. The Tuhaye HOA does not issue mailboxes, nor do we have access to keys for the mailboxes. This is all done through the Kamas Post Office.
 - c. If you have a home under construction, please do not send packages to your address. The address is not yet eligible for a mailbox and the Kamas Post Office will return the packages back to the sender.
 - d. We anticipate with the 100 new parcel boxes in the mail shelter that there will not be as many packages delivered to the gatehouse. However, the gatehouse will continue to receive any overflow packages.
 - e. We have asked the Post Office to let the gatehouse know if you have more packages to pick up at the Kamas Post Office. The gatehouse will email and notify you.
 - f. The Kamas Post Office will not contact you directly to let you know you have packages at the Kamas Post Office.
8. Dogs should be leashed at all times for their safety. Owners are required to pick-up after their dogs and dispose of the waste in an appropriate trash receptacle. Please help us keep Tuhaye clear of dog waste.

NEW BUSINESS:

There was no new business.

ADJOURN:

John made a motion to adjourn, Lisa seconded, and the meeting was adjourned at 11:19AM.