

TUHAYE HOMEOWNERS ASSOCIATION

BOARD MEETING MINUTES

Q2 & Q3 2023, OCTOBER 25, 2023

11:00 AM to 11:25 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 11 owners on the call.

STAFF PRESENT: Trish Waterman, Jessica Layton, Steve Mair, Steve Sovinsky, Tonya Farnsworth, Codiann Lance and Alexis Grant

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

REVIEW AND APPROVAL OF THE MAY 9, 2023 BOARD MEETING MINUTES:

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

Q3 2023 FINANCIALS:

- Q3 Revenue is \$2.49M, compared to \$1.6M budgeted.
 - YTD Reinvestment fees are \$1.4M, compared to \$600K budgeted.
 - YTD ARC Review fees are \$170K, compared to \$123K budgeted.
- Q3 Expenses are \$1.2M, compared to \$1.1M budgeted.
 - Bank fees are over budget, more people are paying by credit card.
 - Vehicles and Equipment are over budget by \$12K. This includes insurance, sweeper, and loader repairs, which were not anticipated.
 - Fuel is over budget due to last winter's snow fall.
 - Maintenance Facility expenses are over budget. The garage door to the shop was replaced and heaters for the shop were also purchased.
 - Payroll was over budget due to the overtime from last winter.
 - Road expense is over budget related to extra salt needed last winter.
- YTD Net revenue for Q3 is \$1.289M, compared to \$423K budgeted.
- Reserve study should be completed in the next few weeks. A draft will be sent out when we receive it.

2024 PROPOSED BUDGET REVIEW AND APPROVAL

Revenue

- Dues remain the same as last year at \$2,565 per lot.
- Dancing Sun lot owners will be billed for the full year.
- Reserve contribution is \$440K, up from \$250K for 2023.
- There is \$900k budgeted in reinvestment fees.
- Budgeted \$186K in ARC Review Fees & Fines.
- Overall budgeted operating revenue is up \$368K from 2023.

Expenses

- Equipment insurance increased \$4,800, new vehicles with higher values, and rates increased.

- Vehicles and Equipment are up \$20K, we are now running four plow trucks up from two, new loader and skid steer to maintain and higher costs for parts and repairs.
- Fuel increased \$8K, higher fuel prices and additional roads to maintain.
- Road electricity up \$2K, for back gate house electricity.
- Security up \$3,900 due to slight wage increases and higher fuel prices.
- Landscaping decreased \$19K, 2023 had some common area cul-de-sac landscaping budgeted, which was under budget.
- Payroll increasing \$344K.
 - Two new full-time employees for ARC
 - 2 New full-time employees for back gatehouse
 - One full time seasonal plow driver
 - Cost of living expense increase for employees
- ARC expenses decreased \$40K and in 2023 we budgeted for new address markers and lights.
- Depreciation is up \$33K. The estimated depreciation is for the new salt shed and new plow truck.
- Overall budgeted operating expenses will be up \$368K from 2023, with a net \$0 operating budget for 2024.

John made a motion to approve the 2024 Budget, Lisa seconded, motion carried.

CONSTRUCTION UPDATE

1. There are currently 60 homes under construction.
2. There are 210 homes built and 640 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.
4. Friendly reminder that all owners must contact the Tuhaye Architectural Review Committee (ARC) prior to contracting with an architect or builder to verify they are approved to build in Tuhaye.
5. If an Architect or Contractor has not built in Tuhaye, they will need to submit their portfolio to the ARC. If approved, they will be on a probationary basis from start to finish of the first house. The architect or contractor are prohibited to engage in new contracts until the probation period is over and they are approved to work in Tuhaye.

PROPERTY MAINTENANCE AND IMPROVEMENTS

1. Road work was done on North Uinta Circle, Shadow Ridge Circle, Sundowner Ridge Drive and from the Welcome Center to the Clubhouse.
2. The walking trails around the community are almost complete. We have heard that some owners do not realize that the trails are walking trails. The material is easy to walk on and we encourage all owners to walk on them rather than walking in the road.
3. We have seen a lot of tire marks on the trails and ask that you please do not drive over or park on the walking trails.
4. There is a new salt bin going up across from Moondance Park to accommodate the new roads in Dancing Sun.
5. There are street lights that are currently not working and the electrician has started repair work.
6. Drain boxes were cleaned, posts were painted, and maintenance crews did a lot of weed abatement.

MANAGER UPDATES

1. The Tuhaye annual meeting was held on July 18, 2023 and had an impressive turnout. The notes from that meeting are on our tuhayehoa.com website.
2. 2023 Year to Date Sales: 27 resales and 40 original sales.

3. The progress at the new gatehouse building at the back gate is moving along. The entry side road has been paved and the exit side paving is anticipated to be completed the end of October. The building project completion is expected sometime in February or March.
4. The mailbox expansion was completed and it turned out great.
5. The location for the dog park will be to the east of the tennis courts and will not start until next spring. The pickleball courts took longer than anticipated and delayed the start of the dog park.
6. myQ Conversation and HOA recommendations:
 - In anticipation of the back gate completion, and our goal of tightening up community security, we would like to have all owners utilizing the myQ app. The HOA would like to phase out the RFID tags, with a Board approved designated timeframe, and exclusively use the myQ app for property entry.
 - There are an excessive amount of purchased and distributed RFID tags that we cannot track. All of those with an RFID tag can now bypass the attendant in the right lane. The excessive amount of RFID tags that can bypass the gate cannot be verified and prohibits our securing the property. All of the myQ access passes generated by owners to their guests can be tracked and verified by the HOA.
 - With the app, owners can open the gate, create guest passes for anyone visiting their home, which allows the gatehouse attendants to easily verify that the guest has been authorized to enter the property. All homeowners can still bypass the front gate with the myQ app as well as their guests that they issue access passes to.
 - RFID tags do eventually stop working and require replacement. Owners frequently get new cars and require new RFID tags. Vehicles can be in the shop for an undetermined amount of time and the RFID tag cannot be taken off the headlight. Those issues would never be a problem with the myQ app.
 - The Board agreed with what was discussed and asked for a summary of the recommendations for further review.
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 the streets clear of dog waste.

NEW BUSINESS

OTHER

ADJOURN

