

TUHAYE HOMEOWNERS ASSOCIATION

Q4 2021 BOARD MEETING MINUTES

February 23, 2022

11:00 AM to 12:00 PM

WHITE SADDLE OFFICE

BOARD MEMBERS PRESENT:

Jeff Butterworth | Storied Living DV

John Corbett | Storied Deer Valley

Lisa Reynolds | Storied Deer Valley

IN ATTENDANCE BY PHONE: There were 21 Homeowners 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 11:05 AM

REVIEW AND APPROVAL OF THE OCTOBER 20, 2021 BOARD MEETING MINUTES:

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

Q4 2021 FINANCIAL REVIEW:

- YTD Revenue is \$2.9M, compared to \$1M budgeted.
 - YTD Reinvestment fees are \$1.9M, compared to \$300K budgeted.
 - YTD ARC Review fees are \$292K, compared to \$70K budgeted.
 - Overall revenue is \$1.88M over budget.
- YTD Expenses are \$1,126,316, compared to \$1,097,000 budgeted.
 - Professional fees are under budget by \$8K.
 - Misc./Interest is under budget by \$12K.
 - Front entry and Gatehouse are over budget by \$5K.
 - Payroll is under budget by \$25K, due to the light snow year.
 - ARC expense is over budget by \$25K. There are paid professionals on the ARC, but this is offset by increased ARC revenue.
 - Depreciation is over budget by \$47K. Some of the new purchases were not approved at time of budgeting.
- YTD Net revenue for Q4 is \$1.8M, compared to \$0 budgeted.
- The audit for 2021 is in progress.
- Staff will review long term investment for the excess cash for the next board meeting.
- The Board will also consider doing an Equipment Reserve study in 2023.

CONSTRUCTION UPDATE:

- There are 107 homes under construction at the time of this report.
- There are currently 50 single family homes going through the architectural review process or waiting on building permits with Wasatch County.
- There are about 5 homes under construction that are close to completion.

PROPERTY MAINTENANCE & IMPROVEMENTS:

- Due to weather delays last fall, the speed hump installation before the bend in the road at the front gate exit will be installed this spring 2022.
- Staff will be looking into the improvements and beautifying of neighborhood cul-de-sacs and creating walking paths around the community this coming summer with water friendly features due to drought conditions.
- A dog park location will be determined by the developer and then the HOA will create and build the dog park this spring/summer.

MANAGEMENT UPDATES:

- The HOA is proposing a speeding ticket update to the Schedule of Fines. Speeding and running stop signs by owners is at an all-time dangerous level. Our maintenance crews have expressed serious concern for their own safety while working in the community. Community Patrol has a radar gun and will issue violation tickets for speeds 5 mph or more over the posted speed limits. The 1st household violation ticket is a warning. The 2nd violation tickets carries a \$500 fine and any ticket after that is \$1,000, per occurrence, thereafter within one year. The owners are responsible for each vehicle associated with their household. The titled owner will have 48 hours to cure the violation after each violation / ticket. Tickets must be paid within 30 days, or they will be turned over to collections.

John made a motion to approve the updated Schedule of Fines, Lisa seconded, and the motion was carried. The updated Schedule of Fines will be posted to the www.tuhayehoa.com website.

- The HOA recently re-implemented the parcel package delivery to the White Saddle office. However, it was recently brought to our attention that our office is not an authorized location to receive owner packages. Staff asked the Kamas Post Office to sign an authorization to allow us to receive packages at our location, which they refused to sign. Unfortunately, without their cooperation, effective immediately, the Kamas Post Office will no longer be delivering owner packages to our office.
- Staff has reviewed the first draft of architectural designs for a new gatehouse building at the back gate. There are also plans being reviewed to expand the current mailbox kiosk to accommodate mailboxes for all lots in Tuhaye, and to increase the number of parcel receiving boxes. A second review of plans is anticipated early March, 2022.

- 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. There has been an increase of waste bags left on the streets and on the storm drains. Please help us keep the streets clear of dog waste.
- The holiday lighting season ended March 1, 2022.
- 2021 ended with 58 resales and 122 original sales.
- 2022 Year to Date Sales: 6 resales and 10 original sales at the time of this report.

NEW BUSINESS:

- There have been discussions with Hideout regarding their Fire Department expansion; however there has been no real progress.
- Discussion of providing dog trash bins for pet waste. Staff will look into adding dog stations along pathways.

OTHER BUSINESS:

ADJOURN: John made a motion to adjourn, Lisa seconded, and the motion was carried. The meeting was adjourned at 11:30 AM.