

Bailey Acres HOA Information October '20

A board meeting was held Oct 5th 2020 at Mike Lattin's backyard during Covid-19 restrictions

In Attendance: Mike Lattin, Clint Handsaker, Becky Smith, Corlyn Rich

Fall HOA meeting:

No fall HOA meeting will be held due to covid-19 restrictions

An email will be sent out to the members concerning HOA matters.

Members can send any concerns, comments etc. to anyone on the board.

Bailey Acres Board Members:

President Mike Lattin —801-717-7420 pres@libertybaileyacreshoa.com

Vice President Clint Handsaker—801-689-8561 vp@libertybaileyacreshoa.com

Secretary Corlyn Rich — 801-745-2548 sec@libertybaileyacreshoa.com

Treasurer Becky Smith —801 745-1929 treas@libertybaileyacreshoa.com

Budget:

Assessment for 2020 will remain the same (\$250 a year) with no increase.

Statements are sent out November 1st and due 30 days after invoice date.

Discussed that rental fee of farmland to be increased to cover additional costs incurred.

Front Entrance:

Bid from CanDo Landscaping was accepted for front entrance.

Significant improvements were made to the front entrance with a conservative budget, no additional assessment is required of members.

Correction of the placement of the pathway on Lot #38 was made. Pathway was moved to the HOA common area. Repairs were made to Lot #38 after removal of pathway.

River rock, relocated pathway, weed barrier under rocks and pathway, and metal edging are part of phase 1 for the front entrance. Additional phases may include landscaping, plantings, bark, mulch, gravel, etc.

Fence:

Fence repairs have been made after snow damage and wear and tear over the years. Gates were installed for common area maintenance access and farm equipment access. An opening was made in the fence to accommodate the relocated pathway from homeowner's property to common area property. Plugs were put in the fence slat openings for a finished look.

Landscaping Maintenance:

Accepting bids for the upcoming season. Clint Handsaker to compile bids received.

Water:

Mike Lattin met with Liberty Irrigation representative to discuss concerns with secondary water.

Mike wrote a summary of the information he obtained:

Met with Neil Bailey to discuss secondary water concerns being expressed by Bailey Acres residents. Neil gave me a brief history/status of the system. It was built in the early 80's. A

retention pond located on 5950N feeds the system. Neil explained that Liberty Irrigation holds retention rights for the water, not water rights, so the existing pond limits what can be stored. This pond is fed by a spring. In wet years the spring flows strong and in dry years the flow is less. When the flow from the spring begins to slow we begin to see restrictions since the pond does not replenish as fast.

When asked if there are options for increasing storage capacity he mentioned an additional pond in the area that could potentially be used but wasn't optimistic that it could be brought into the system.

I asked about any planned improvements to the system. They plan to install automatic valves for switching between the east and west sides and additional isolation valves in the system to help with repairs. They intend to install meters on residential users in the next couple years. They are also looking at increasing the fee structure. Other than these the board had no plans he knew of. As far as pressure issues within Bailey Acres, Travis Hogge did find the main valve partially closed several weeks ago. He opened this. This improved pressure to the common area sprinklers. If there are still issues please let us know we'll investigate further.

As information the Liberty Irrigation Board members and contact information are also listed on our website.

Liberty Irrigation Association Directors
Eugene Bailey 801-791-1545
Zack Tanner 801-391-8964
Lex Hadlock 801-564-2343
Steve Thompson 801-745-3888
Neil Bailey 801-793-7188

Liberty Irrigation Association
PO BOX 1003
Eden, UT 84310
libertyirrigation.utah@gmail.com

Other:

Possibilities for a dumpster in the fall for the subdivision was discussed and a decision was made to continue with the spring clean up dumpster, and not provide a dumpster in the fall.