

Bailey Acres Home Owners Association May 10, 2017

Meeting called to order by President John Wood 7:09
In attendance: 10 members (8 lots represented)
Minutes from Oct 6, '16 meeting reviewed by John Wood,
Motion to approve minutes Ward Rich, 2nd Travis Hogge
All members voted affirmative to approve.

Treasurers Financial Report: Becky Smith

- 2 owners are not paid up on their annual assessment. 2 owners have not paid fees for architectural approval on out buildings.
- Bid has been obtained for upgrading the sprinkler system. There are several issues that need to be addressed. Valve box evaluation and upgrades.
- A bid was obtained from Western Landscaping \$2000.00--\$2500.00 (further details in landscaping section below)
- Repairs for fence damage \$600 estimate (posts, rails, labor)
- As always, the budget will be reviewed annually. Motion to approve budget, including upgrade to irrigation system (not to exceed \$2500.00) and repairs to fence, Lanet Nelson, 2nd Ernie Sweat. Voting was unanimous to approve the budget and upgrades.

Landscaping Maintenance Report- Travis Hogge

- Bid for common area water systems from Western Landscaping, not to exceed \$2500.00. There is a need to get the entire irrigation system working correctly, i.e. change out clocks, valves, heads and evaluate entire system, making changes where necessary. Around 50% have been changed out in the last few years from the original installation; a full replacement is not necessary.
- Post Company didn't come during October to roll the pathways again, Travis is contacting them to come back to roll the pathways.
- Weed control product has been dropped off to Travis so they can spray the pathways. This will be taken care of on **Saturday May 13th**. A courtesy notice (in addition to this notice) will be sent out to let lot owners know about the poisoning of the pathways.
- Reminder: Individual lot owners are to cut or spray weeds all the way to the street in the front yards and all the way to the path in side and back yards, this includes vacant lots. (In regards to vacant lots, failure to do weed control by the lot owner will result in the HOA hiring this to be done and a fee will be charged to the lot owner. Failure to pay the labor fee will result in fines; failure to pay fines will warrant a lien on the property.)
- Discussed possibility of spraying pathways with a brine spray to keep down dust and help solidify the pathway. Landscape Maintenance looking into this.
- Pathways will be sprayed for weed control 2 feet on either side of the pathways. As much care as possible will be given for lots that are landscaped directly adjacent to the pathway border.
- Still working on meeting with Eugene Bailey to see/create a plot plan for location of the valves for secondary water lines in Bailey Acres. (Western Landscaping can assist with new plot plan as they evaluate the irrigation system)
- Bark in common areas will not need replacing/refreshing until next year. (A Spring "bark spreading day" will be scheduled and notification will be sent out so all lot owners can assist in this.)
- Hogge family will continue to do the HOA Landscaping Maintenance for the upcoming season. Bids from an outside company would double the fee we are now paying, and would not include taking care of the irrigation system that Hogges include in their maintenance. The biggest issues with HOA landscaping comes because of the irrigation system not working properly, with the planned irrigation upgrades, this problem can be solved.
- If anyone sees any areas that need attention or areas they are concerned about with the landscaping, i.e. dry spots, broken pipes, leaks, etc. Please contact Travis Hogge, email travishogge@weber.edu He welcomes your input.

MISC ITEMS/ASSOCIATION ISSUES: John Wood

- All members present at the meeting participated in discussion of several items:
Including:
- Budget item to cover cost of 3rd party property management fees.
 - Home owners dogs allowed to run loose throughout the neighborhood.
 - Proper clean up of dog waste, picking up any and all of your dog's waste as you walk your dog in the neighborhood.
 - Fencing: heights, materials, location over common ground, elimination.

- Chickens: “25 ft rule” to be enforced. “chicken structures must be well maintained and not less than twenty-five (25) feet from any rear or side lot line, housed in enclosed coop that is constructed in a fashion that is approved by the architectural committee”
- Petitions vs. voting, on how changes are made to CC&R issues.
- New website www.libertybaileyacreshoa.com Original web designer didn’t work out. There was a need to go with a new web designer after the survey monkey was complete.
- Items of interest and importance to be posted on website- also a need to be emailed to members
- Suggestion of monthly newsletter to be posted on website
- Need for checking with the county for a Land Use Assessment when putting in any structure on your property over 200sq ft., as well as the need to be approved by HOA architectural committee.
- County ordinances for noise issues- county enforced- not HOA
- CC&R’s compliance letters to be sent by postal mail.. follow-up by a property management company.
- Chad Meyerhoffer from the county informed John Wood that Weber County Sewer will be contacting each lot owner in Bailey Acres for time and location of an upcoming Budget Increase Meeting to discuss the budget crisis they are in and how monthly sewer fees for the home owner will be significantly increasing. **NOTE: This Weber County meeting will be held at the Huntsville Library May 17th 7pm-8pm Community Room**
- Sump pumps cannot be connected to your sewer in your homes.
- John Wood, Bailey Acres current President is looking to step down in the fall as President. Nominations for new President will be taken at the Fall HOA Meeting. Nominations for VP is also being entertained. Volunteers are needed in these positions to help keep things running in our HOA. Watch for these position duties to be posted on the website.
- Thank you gift card sent to Matt Shupe for his volunteer snow removal this past winter.

Motion to adjourn by Kerry Robbins

2nd Ernie Sweat

Meeting adjourned at 8:57 pm