

May 4 2019

Puesta Del Sol HOA Meeting Minutes

Meeting called to order at 1:05 PM at Grand County Library by President of the HOA Dan Boyer.

Don went through a review of the new PDS website: Documents, minutes, budget, the new Rules and Regulations & fee schedule, the ACC with a list of the new application forms for New Construction, Home Color, Landscaping with recommended plant list from Utah University, and Solar installation. These forms are now available on the website. Don covered the new Facebook page and group, recommending everyone joins the Private Puesta Del Sol Homeowners Group to be up to date on any neighborhood information.

Approve meeting minutes from March 17, 2018. Agenda displayed on projector. Ryan Jackman motion to approve, Brianna second. Minutes were approved.

Approve agenda for meeting of May 4, 2019. Ryan Jackman moves to approve. Jerry Klaes second. No objections, agenda was approved.

Dan Boyer from Sloan Law Firm was introduced as the new President of the PDS Home Owners Association.

Treasurers report: Don Bellio reviewed expected income and expenses for 2019. Some discussion about insurance for the HOA. Discussions about the unknown costs of drainage maintenance of Tract 5 and insurance as unknowns. There was discussion as to the responsibility and ownership of Tract 5, the Detention pond and the open space in the development. It was identified that the new retaining pond is actually on the new proposed lots owned by Robertson Development. Clarity of responsibility is still being worked on by the board. Initially a motion was made to hold approval of a budget until insurance and drainage maintenance costs were known. Motion made by Jeff, second by Brianna. After more discussion about the budget, a second motion was made to approve budget by Ryan Jackman. Second by Jerry Klaes. Budget was approved by unanimous vote.

Discussion about a special assessment and an increase to \$150.00 in annual dues. Initial proposal by the treasurer was to have a special assessment of \$200 and annual dues to \$150. Ryan Jackman proposed that we have a \$250 special assessment and keep annual dues at \$100. Don made a motion to approve a \$250 special assessment and keep annual dues at \$100. Ryan second the motion. Some discussion about the need for legal fees, which in 2018 fell into two categories with the majority of the legal expenses pertaining to the re-writing of the HOA Architectural Guidelines documents that were consolidated into the new Rules and Regulation's with the new fee schedule, the rest was compliance issues. Don and Jerry both mentioned that there will continue to be some amount of legal costs moving forward as minor issues are clarified and addressed.

Some discussions about making new owners aware of all documents governing the neighborhood. Jeff was not aware of the fee schedule when he purchased. Brianna was aware of the CC&R's but not the Fee Schedule. It was identified that the new website will eliminate new owners from not having access to all necessary HOA documents.

After additional discussion, Don renewed the motion to have a special assessment of \$250 and keep annual dues at \$100, Ryan second. Motion passed unanimously. Special assessment is \$250 and annual HOA dues to remain at \$100.

Discussion of the new Rules and Regulations and Fees. The new Rules and Regulations is the consolidated document that replaced the multiple Architectural Guidelines recorded for the HOA. Fee schedule was also reviewed.

Request made for volunteers for Architectural Committee. Brianna volunteered to be on the ACC.

Old business. Insurance quote is in the process.

New business. Volunteers for board members was requested. No volunteers at the meeting. Some more discussion about role of HOA and balance between being over restrictive versus keeping some consistency and maintaining the values of our homes in the neighborhood.

Dan motioned to adjourn. Kody second. Meeting adjourned.