

MOUNTAIN RIDGE HOMEOWNERS' ASSOCIATION
Minutes of General Membership Meeting May 24th, 2021

Call to Order:

- A general membership meeting for the Mountain Ridge Homeowners Association, Inc. was held on May 24th, 2021 at the park on the corner of Lewis Peak and Willard Peak Drive. The meeting was called to order at 6:00 PM.

Attendance / Quorum:

- Directors John Moore from Phase III and Lori Roach from Phase II were in attendance. Casey Clark and Stevie Gillespie from Alliance Property Management were also in attendance.
- Residents in attendance included: Dennis Hanson – 1066 Allen Peak Circle; Florence Horten – 1082 Allen Peak Circle; Moriah Steinmetz – 968 E Canfield Drive; Jeremy Pundt – 984 N Cold Water Way; Jerry Hoyt – 992 N Cold Water Way; Michael Gingrich – 1248 N Jackson Ave; Paul Petty – 1223 N Lewis Peak Drive; Brian Cutler – 1235 N Lewis Peak Dr; Tyler Lewis – 1241 N Lewis Peak Drive; Luis Fernandez – 1328 N Lewis Peak Drive; Joshua Barton – 1339 N Lewis Peak Drive; John Balbierer – 1260 N Willard Peak Drive; Kaden Thornock – 1261 N Willard Peak Drive; Braeden Christofferson – 1291 N Willard Peak Drive; Sandra Atkin – 1127 Sharp Mountain Drive.
- Proxies received included: Michael Means; Krissann Smith; Donna Susdarf; Austin Frodsham; Scott Koch.

Agenda:

- The proposed agenda for the GMM was reviewed. John Moore motioned for approval of the agenda, seconded by Tyler Lewis. Vote was unanimous.

Minutes of May 20th, 2019:

- Minutes were reviewed from the general membership meeting held May 20th, 2019. John Moore motioned to approve the minutes, seconded by Jerry Hoyt. There were no objections.

Financial Report:

- Casey presented the budget indicating that there had only been 1 assessment increase during the course of Alliance's management of the association due to rising costs across the board and explained that is why all projects that involve significant amounts of money are put through the bid process.
- Casey indicated that we run a break-even operation through the year and any surplus then goes to the reserves. Casey then explained the purpose of the reserves and included that the association is 62% funded.
- Moriah Steinmetz asked what the total reserve amount is, Casey supplied \$32,716.97. Casey informed the residents that all of the applicable documents are accessible on our website. Casey encouraged the residents' participation in the Board if they wanted to have a better understanding of the budget and decisions made regarding association financials.
- John Moore made a motion to accept the financials, seconded by Florence Horten. There were no objections.

Manager / Board Report and Owners Forum:

- Earlier in the meeting, Casey encouraged residents to contact the city for code violations and also advised residents to log into their owner portals and submit maintenance requests with photos to tackle some of their concerns and maintenance needs. Casey also encouraged using the portal, phone, and email to inform us of complaints and concerns all utilizing pictures when possible.
- Casey addressed a couple of popular issues prior to opening the floor to questions.
 - Windstorm park damage – Casey indicated that we are working with Lifetime on replacement of the basketball hoop post and that we are putting a proposal together for the Board to review regarding new playset equipment.
 - Landscaping – Casey informed residents that our landscaping vendor is an exceptionally good value, that they do a decent job and are a budget savvy choice. Casey also explained some of the struggles landscapers are facing due to the lack of a willing workforce paired with overwhelming schedules.
 - Properties with fencing along Mountain Road – Casey informed residents that we are drafting up a new fence resolution that will incorporate the transition to vinyl as the replacement fence material of approval.

- Regarding the minutes from the last meeting, it was mentioned that the city had come out and marked the tripping hazards throughout the community again, however had not actually resolved the hazards. Casey indicated that we would follow-up with the city.
- Jerry corrected our contact information regarding the responsible party for the canal in the community indicating that it's not Pineview Water but rather North Ogden Irrigation that holds responsibility.
- Troy Roach asked about trash cleanup in the common areas to which Casey replied that it is very beneficial from a community standpoint as well as budgetary for the association to work together in maintaining area cleanliness. Moriah offered a willingness to participate in a community cleanup type of activity. Casey also encouraged continued communication with us including pictures that will help us tackle this issue in real time in between monthly inspections.
- Joshua Barton asked about the north walking trail. Casey and Jerry Hoyt supplied answers including details of problems we have seen arise from and within the northern portion of the trail as well as erosion and the recommendation that it should remain closed.
- Paul Petty asked how to address a severely leaning tree to which Casey responded with confirmation of going through the portal to submit the complaint for evaluation and resolution.
- Joshua Barton asked if he should call the city regarding potholes and Casey confirmed yes. Lori added that there is a place right on the city website that allows for detailed reporting of concerns.
- Moriah Steinmetz brought up her previous request of modifying the governing docs to incorporate allowance of the newly permissible (Ogden City Code) backyard-chickens. Casey explained the process requirements typically in place to change the CC&Rs and indicated that we will do a deep dive into the docs and let Moriah know what exactly needs to happen to move forward with her inquiry and proposal.
- Joshua Barton asked how to vote out the HOA to which Casey responded to seek legal counsel.

Election of Board Members:

- Casey explained the board rotation structure as well as the phases of the association.
- Brent Kofoed was nominated by John Moore for the Phase I Board Member position, which Brent indicated acceptance at the previous Board Meeting when he informed us that he would not be available to attend the GMM. There were no objections.
- Joshua Barton nominated himself for the Phase I Board Member position after inquiring about what it means to be a board member, subsequently accepting the nomination. There were no objections.
- Braeden Christofferson nominated himself for the Phase II Board Member position, subsequently accepting the nomination. There were no objections.
- John Moore was nominated by Jerry Hoyt for the Phase III Board Member position. John accepted and there were no objections.
- Casey opened the floor to a vote for the Phase I Board Member position. Joshua received 8 votes. Brent received 4 votes. There were no objections to the voting outcome and no objections to Joshua joining the board for Phase I.

Adjournment of Meeting:

- Prior to adjournment, there were a couple more questions posed by the residents, including payment on the portal and parking nuisances. Casey indicated that we would address these issues at the next Board meeting and re-evaluate our process for citing violations and handling complaints.
- Moriah asked that consideration be given to the fact that not every part of the association is suffering from the same nuisances so a blanket rule or violation enforcement may not be applicable to everyone and could potentially cause further issues. Casey responded with an explanation of our actions previously indicative of the "live and let live" mentality and confirmed we will consider her point during Board reviewal and evaluation of the issues.
- John Moore motioned to adjourn the meeting, seconded by Lori Roach at 7:05pm.

NOTE: These minutes were taken at the most recent general membership meeting and have not yet been formally adopted by the membership.