

MINUTES

Legends at North Park HOA Board of Directors Meeting

Wednesday August 4th, 2021 at 2:00 P.M.

Attendance: Lynn Collings (President), Gretchen Stelling (Board Member), Gary Gibbons (Board Member), Doug White (Treasurer), Deanna Bodily (Secretary).

Agenda Items:

1. Approval of the minutes from June 17th, 2021 meeting.

A copy of the minutes were given to all members of the Board for their review. Doug White motioned they be approved, and Gretchen Stelling second the motion. Minutes were unanimously approved.

2. Legends Board of Director Changes:

Lorraine Walker resigned as President – has moved to Herriman, UT.

Vice President Lynn Collings became Acting President in July to fulfill Lorraine's term.

There will be no Vice President until election at annual meeting in January 2022.

Gary Gibbons was approved by all board members as a new board member bringing the Board to 5 members.

3. Budget

Doug White reviewed the budget and current expenses for the Legends at North Park HOA. A copy of the budget was given to all Board Members for review and approval. A copy of the budget is attached.

4. Maintenance Update – Paul Nelson

Because of the current water shortage the canal water has been low. The watering in the common areas has been reduced to comply with the suggestion made by Hyde Park City. Spraying for weeds and fertilizing the residents property has been scheduled.

5. Homeowner Discussion

Discussion held with Lyman and Geri Stevens at their home on August 2, 2021 by Lynn Collings and Deanna Bodily, representing the Board of Directors, about what their intentions were regarding their Legends HOA residence when they move to their newly built home. A copy of the CC&R's were given

to them for review. This meeting was an informal meeting to discuss the rules and bylaws of the CC&R's.

6. Professional HOA Management Company Proposal

CC&R's state in Article V Section 9. Project Manager. The Board of Directors may use a Project Manager for any of its functions and responsibilities. The Project Manager is elected or selected by a majority vote of the Board of Directors. Any Manager so engaged is an independent contractor and not an agent or employee of the Board of Directors. He is responsible for managing the Project for the benefit of the Board and the Unit Owners, and is, to the extent permitted by law and the terms of the agreement with the Board, authorized to perform any of the functions or acts required or permitted to be performed by the Board of Directors itself.

It has been motioned by Gary Gibbons and second by Gretchen Stelling and approved by all board members for Doug White to obtain information and costs from Professional HOA Management Companies .

7. Occupant Information Forms

Discussion on the current Occupant Information Form each resident signs when moving into the Legends of North Park Community. Question posed if this form needs to be updated. No definite decision was made at this time.

8. Legends Master Landscaping Plan

Discussion about problems with Flowering Pear Trees. The trees are prone to Fire Blight and mature height too tall. Several of the trees have died from disease. JD Gunnell, USU Extension Service, Cache Valle Director, informed Lynn Collings that the Flowering Pear tree reach a mature height of 40-45 feet. A copy of possible suitable approved trees for Legends of North Park Community was given to each board member for review. No definite decision was made.

Meeting Adjourned at 3:00 P.M.

YTD TRACKING 2021

Revenues / Credits	2021 Budget
Monthly Assessment	\$ 42,670.00
Operating Interest Income	\$ 2.00
Rental refund	\$ -
Other Income	\$ -
	0 \$ -
Total Revenue	\$ 42,672.00

Months	% YTD
7	58%
2021 %	
YTD	Budget
\$ 24,150.00	57%
\$ 3.16	158%
\$ -	
\$ -	
\$ -	
\$ 24,153.16	57%

Cash Expenses / Debits	Budget
YR - Mow Lots	\$ 11,780.00
YR - Mow Park	\$ 1,600.00
YR - Mow Perimeter	\$ 2,400.00
YR - Fertilize lots/common	\$ 1,800.00
YR - Fertilize perimeter	\$ 375.00
YR - Weed Control lots/common	\$ 1,400.00
YR - Weed Control perimeter	\$ 550.00
YR - Grub	\$ 1,800.00
YR - Aerate	\$ 350.00
YR - Sprinkler blowout	\$ 600.00
YR - Snow Removal	\$ 8,500.00
Bridge maintenance	\$ 125.00
Sprinkler System Maintenance	\$ 500.00
Other Maintenance/Supplies	\$ 1,350.00
	\$ -
Rocky Mountain Power	\$ 480.00
Hyde Park City	\$ 270.00
Legal/Recording Fees	\$ 2,500.00
Building Rental - Annual Meeting	\$ -
Property tax	\$ 25.00
Office Expense	\$ 100.00
Insurance	\$ 820.00
Irrigation water stock fee	\$ 190.00
Prior Year Outstanding Checks/Obligations	\$ 3,890.00
	\$ -
Road sealing reserve	\$ 1,700.00
Sprinkler reserve	\$ 1,000.00
Pump house roof reserve	\$ 25.00
Vinyl fence reserve	\$ 500.00
Curb/Gutter/Sidewalk reserve	\$ 1,000.00
Bridge reserve	\$ -
Fee Refund	\$ -
Total Expenses/Debits	\$ 45,610.00

2021 YTD	% Budget	Balance Remaining
\$ -		\$ -
\$ 3,780.00	32%	\$ 7,980.00
\$ 320.00	20%	\$ 1,280.00
\$ 450.00	19%	\$ 1,950.00
\$ 900.00	50%	\$ 900.00
\$ -	0%	\$ 375.00
\$ 700.00	50%	\$ 700.00
\$ 275.00	50%	\$ 275.00
\$ -	0%	\$ 1,800.00
\$ 308.40	88%	\$ 41.60
\$ -	0%	\$ 600.00
\$ 1,700.00	20%	\$ 6,800.00
\$ -	0%	\$ 125.00
\$ 192.84	39%	\$ 307.16
\$ 639.82	47%	\$ 710.18
\$ -		\$ -
\$ 190.36	40%	\$ 289.64
\$ 130.00	48%	\$ 140.00
\$ -	0%	\$ 2,500.00
\$ -		\$ -
\$ -	0%	\$ 25.00
\$ 10.00	10%	\$ 90.00
\$ -	0%	\$ 820.00
\$ -	0%	\$ 190.00
\$ 3,890.00	100%	\$ -
\$ -		\$ -
\$ 990.00	58%	\$ 710.00
\$ 585.00	59%	\$ 415.00
\$ 15.00	60%	\$ 10.00
\$ 290.00	58%	\$ 210.00
\$ 580.00	58%	\$ 420.00
\$ -		\$ -
\$ -		\$ -
\$ 15,946.42	35%	

"Profit/Loss" \$ (2,938.00)
-7%

\$ 8,206.74 34%

Outstanding Items \$ 2,140.00

Adjusted "Profit/Loss" \$ 6,066.74 25%

Beginning Cash Balance January 1st \$ 15,377.59
Projected Cash Balance December 31st \$ 12,439.59

Net Operating Funds thru July \$ 21,344.33
Net less Beginning Cash Balance thru July \$ 5,966.74
Total Replacement Reserve Funds thru July \$ 15,068.72

MINUTES

Legends at North Park HOA Board of Directors Meeting

Tuesday August 17th, 2021 at 1:00 P.M.

Attendance: Lynn Collings (President), Gretchen Stelling (Board Member), Gary Gibbons (Board Member), Doug White (Treasurer), Deanna Bodily (Secretary).

Agenda Items:

- 1. Approval of the minutes from August 4th, 2021 meeting.**

A copy of the minutes were given to all members of the Board for their review. The Minutes were unanimously approved by all Board Members.

- 2. Updates:**

Gary Gibbons motioned and Gretchen Stelling second the motion to have North HOA Management present a proposal to the Board of Directors to take over the management of the Legends at North Park Community. This was approved by all board members.

The meeting was adjourned at 2:00 P.M.

On August 24th, 2021 Shelby Cardall from North HOA Management met with the board and presented the proposal. Gary Gibbons motioned to accept the proposal and Gretchen Stelling second the motion. This was approved by all board members.

A copy of the proposal was given to all the board members along with question and answer sheets.

On August 28th, 2021 there was a community social. Lynn Collings informed the residents that the North HOA Management would be overseeing the ever day management of the community. He also discussed the cost involved per each household.

Approved Trees for Legends of North Park PUD Master Landscaping Plan

(Note: Page reference is to USU Extension publication "Selecting & Planting Landscape Trees", NR-460, 2nd Edition, July 2000 – available online)

Pyrus calleryana

Flowering Pear

(Page 31)

L = Low, M = Medium, H = High

Tolerance of:

Poor Drainage: M
Drought: H
Alkalinity: H
Salt: M
Shade: L

Hardiness Zones: 5-9

General Characteristics:

Growth Rate: M
Mature Height: M to H (45')
Longevity: M
OK Under Power Lines:
No

Crown Shape: Pyramidal

Ornamental Features:

Flowers: Yes - white
Fruit: No.
Fall Color: Yes
Bark: No
Foliage: Yes



*Note: Problems with Fire Blight
Flowering Pear trees known to reach 45'
Height may be problematic in front yards*

Acer Tataricum

Tatarian Maple 'Hot Wings'

(Page 19)

L = Low, M = Medium, H = High

Tolerance of:

Poor Drainage: M
Drought: H
Alkalinity: H
Salt: M
Shade: M

Hardiness Zones: 3-8

General Characteristics:

Growth Rate: M
Mature Height: L (20'T x 24'W)
Longevity: H
OK Under Power Lines: Yes
Crown Shape: Round

Ornamental Features:

Flowers: No
Fruit: No
Fall Color: Yes (deep red)
Bark: No
Foliage: No



Malus spp.

Spring Snow Crabapple

(Page 28)

L = Low, M = Medium, H = High

Tolerance of:

Poor Drainage: M
Drought: M
Alkalinity: H
Salt: H
Shade: L

Hardiness Zones: 3-9

General Characteristics:

Growth Rate: M
Mature Height: L (20' to 25')
Longevity: M
OK Under Power Lines: Yes
Crown Shape: Round

Ornamental Features:

Flowers: Yes
Fruit: No – fruitless var.
Fall Color: No
Bark: No
Foliage: Yes



*Note: Sucker (sprout) growth can be a problem.
Seen on 200 E. on west side of Merlin Olsen Park along both sides of street.*

Crataegus viridis

Winter King Green Hawthorn

(Page 24)

L = Low, M = Medium, H = High

Tolerance of:

Poor Drainage: M
Drought: H
Alkalinity: H
Salt: M
Shade: L

Hardiness Zones: 4-8

General Characteristics:

Growth Rate: M
Mature Height: L
(20' T x 25' W)
Longevity: M
OK Under Power Line: Yes
Crown Shape: Broad

Ornamental Features:

Flowers: Yes - white
Fruit: Yes, but less small
red fruit, hangs on
tree until leaves drop.
No messy fruit droppings
Fall Color: Yes – reddish orange
Bark: No
Foliage: No



Note: Has some small thorns

Approved Trees for Legends of North Park PUD Master Landscaping Plan

(Note: Page reference is to USU Extension publication "Selecting & Planting Landscape Trees", NR-460, 2nd Edition, July 2000 – available online)

Acer ginnala

Amur or Ginnala Maple

L = Low, M = Medium, H = High.

(Page 17)

Tolerance of:

Poor Drainage: M
Drought: H
Alkalinity: M
Salt: M
Shade: M

Hardiness Zones: 2-8

General Characteristics:

Growth Rate: M
Mature Height: L (20' to 25')
Longevity: M
OK Under Power Lines: Yes
Crown Shape: Round

Ornamental Features:

Flowers: No
Fruit: No
Fall Color: Yes
Bark: No
Foliage: No



Gleditsia triacanthos

Imperial Honeylocust

L = Low, M = Medium, H = High.

(Page 25)

Tolerance of:

Poor Drainage: H
Drought: H
Alkalinity: H
Salt: H
Shade: L

Hardiness Zones: 3-9

General Characteristics:

Growth Rate: H
Mature Height: M (35' T&W)
Longevity: H
OK Under Power Lines: Yes
Crown Shape: Round

Ornamental Features:

Flowers: No
Fruit: No
Fall Color: Yes
Bark: No
Foliage: Yes – few pods



Note: Will be better suited for back yard due to its 35' width

Prunus cerasifera

'Thundercloud' Plum

L = Low, M = Medium, H = High.

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Tolerance of:

Poor Drainage: L
Drought: M
Alkalinity: M
Salt: M
Shade: L

Hardiness Zones: 5-8

General Characteristics:

Growth Rate: M
Mature Height: L (15' to 20')
Longevity: L
OK Under Power Lines: Yes
Crown Shape: Round

Ornamental Features:

Flowers: Yes - pink
Fruit: No
Fall Color: No
Bark: Yes
Foliage: Yes



Trees to avoid: Not approved for Legends at North Park

- Any willow (Salix species)
- Any poplar/cottonwood (Populus sp.)
- Quaking aspen (Populus tremuloides)
- Silver maple (Acer saccharinum)
- Russian-olive (Elaeagnus angustifolia)
- European white birch (Betula pendula)
- Blue spruce in hot locations (Picea pungens)
- Pine trees in general create mowing problems & can become tall and hazardous to homes because of height with high wind blowovers

Ornamental Features – Desirable:

- Flowers: Yes, especially for front yard
- Fruit: No, fruitless varieties preferred
- Fall Color: Yes, especially for front yard

Desirable Cultural Characteristics - Tolerant of:

- Poor Drainage
- Drought
- Alkalinity
- Salt
- Full Sun

Hardiness Zone: 5b = -15 to -10 degrees F

General Species Desirable Characteristics:

- Growth Rate: Medium to High
- Mature Height: Low for front yard
Low to Medium for back yard
- Longevity: Medium to High
- OK under power lines: Yes for trees planted in front yard
- Crown shape: Broad or Round