

The Legends HOA

Board Meeting

April 6, 2022

Called to Order: 1pm

Members in Attendance: Lynn Collings, Judith Holt, Doug White

Non Voting Members: Paul & Braden Davis

Landscaping:

- 2022 Contract and plans
 - Paul and Braden attended to go over the new landscaping and snow removal contract for 2022
 - Board asked Braden to make sure that he trims and sprays the fence line to avoid weeds
 - Grub treatments will be done as a spot treatment
 - There was a concern about there being enough water to properly fertilize this year
 - Braden will look into doing quick connects for sprinkler blow outs this fall. Cost and if the HOA will proceed has not been determined.
 - Paul will make sure back flows are off before the system gets turned on
 - board **approved** Yard Rangers proposed contract and cost for 2022
- Drought
 - Hyde Park City will be raising water rates this year
 - Legends will adjust watering amounts and times as needed to limit water use and amount of mowing.
- Herbicide on tree rings
 - Paul and Doug will do the herbicide with Braden's help this year
- Power Thatching vs Aerating
 - thatching helps with grubs, aeration is over all the best option
 - board **approved** aerating this year and will consider thatching for next year

Financials:

- review 1st quarter financials
 - board **approved** financials

Reserve Study:

- Draft reserve study was received yesterday
- Board noted that asphalt sealing was done in 2019 by Top Job. It was projected to last 6 to 7 years.
- Board will review and let North know of any other adjustments that need to be made
- Motion to make a one time contribution to the reserve fund at the end of 2022 with any remaining funds from the operating budget. in 2023 the budget will be adjusted to increase the amount going into the reserve fund monthly. Motion **approved**.

CCR's:

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- Lynn will provide North with a draft copy of all the changes the board is considering at this time.
- The board would like to move forward with the following process for the CCR's
 - board suggested changes will be finalized
 - community meeting will be help to discuss proposed changes
 - revisions will be made depending on community input
 - final draft will be sent to Richards Law
- North will check the current list of concerns to see what should be considered for the CCR's and what can be a rule

Logan River Watershed Plan:

- held discussion on the current plan and its potential impact on the HOA

Legends Master Landscaping Plan:

- Lynn went to the USU Extension services to learn more about current trees in the community and others that might be a good fit for the community
- A local arborist will review the current landscaping and make recommendations. The HOA will form a list of approved trees that owners may plant on their property. Until that time, homeowners need to submit an approval request to make any changes.
- Discussion on forming a landscaping committee

Maintenance:

- Wil Finley - requests that our HOA pay for damages done to his cement caulking by frost upheaves breaking up his caulking, and damage done to a small piece of flashing below the brick in a small section at the southeast corner of his house, alleged to have been done by Brayden's snow removal personnel. The Board's decision on Wil's request that North HOA pay for these repairs was as follows:
 - 1. Cement caulking - NO. This issue should have been resolved between Wil and Mike Cooper, the developer, long ago.
 - 2. Flashing damage - NO. This issue needs to be settled between Wil and Brayden. I have asked Paul Nelson to call Brayden and inform him of Wil's alleged claim that Brayden's personnel caused the damage and alert him that Wil may be calling Brayden.
- The Board asked Shelby to inform Wil that the Board's decision was that Legends HOA would not pay for repairs on either of these requests because the HOA is not culpable on either issue, and that he needs to talk to the developer on the caulking issue and to Brayden on the flashing issue.

Meeting Adjourned:

- 2:09 pm

Next Meeting:

- July 6, 2022 at 1pm Unit 24