

## **Minutes of The Legends at North Park HOA Board Meeting**

**July 27, 2022 1:00 pm      White residence Unit 16**

Present: Lynn Collings, Judith Holt, Doug White, Deanna Bodily representing the Architectural & Landscape Committee

The meeting was conducted per the agenda attached below.

Deanna shared the minutes of their meeting held August 29, 2022. (Also attached below)

The committee will not designate a chair at this time. They will send a representative to board meetings on an availability basis.

Most of the discussion centered on the fact finding questions.

Solar panels are allowed by State law.

Doug will talk to residents of an HOA that has a community garden area and report on how it's working.

The feasibility of a picnic area was considered.

The feasibility of owners planting trees, at their expense, on common area was also considered.

The venue for the owners meeting proposed for Oct 26 is not available that date. It will be moved to Nov 9 and the landscaping plan and related issues will be presented and support surveyed at that meeting.

Deanna was excused at 1:45 pm

Doug shared prior to the meeting a YTD budget-to-actual financial report. There were no questions raised from the report. It was noted that we are in good shape and there are no major concerns.

Doug presented a spreadsheet he had prepared showing options for funding the replacement reserve according to the schedule recommended by the analysis made earlier in the year. Action and decisions will be dependent upon the actual financial standing at the end of the year, but it is reasonable to expect that an increase in fees will be required to appropriately fund the reserve. Ways in which to share with owners the importance of funding the reserve and how it may be done were discussed. This topic should be considered to be on the agenda for the owners meeting.

It was suggested to evaluate the possibility of presenting and voting on the amended CC&Rs electronically, rather than in the meeting. This would free up more time to address the landscape plan.

The issues relating to what was learned from Mayor Cox were noted. It was decided that because they are at least a couple of years in the future, we should continue monitoring developments and how the HOA may be affected, but the current issues (CC&Rs, Landscape, Replacement Reserve) have a much higher priority at this time. Therefore, water concerns will not be addressed at the November meeting.

Adjourned at 2:30 pm

Suggested Proposed Agenda for  
Legends Board Meeting on Wednesday, Sept. 7, 2022 at 1:00 p.m. at Doug White's house  
Attendees: Board Members Lynn Collings, Judith Holt & Doug White  
Architectural & Landscaping Committee Representative: Deanna Bodily

1. Input from Architectural & Landscaping Committee: Deanna Bodily
2. Expenditures and 2022 Budget discussion: Doug White
3. Discussion on Capital Reserve Funding: Doug White
4. Discussion on possible Fees increase for CY 2023: Legends Board
5. Proposed agenda for Oct. 26, 2022 Owners Meeting at 7:00 p.m. at Hyde Park City Offices
  - a. North HOA Management to direct the meeting & answer any legal questions relating to the updated and legally revised CC&R's and Bylaws and handle the voting process.
  - b. Discussion and Vote of Final Approval on updated & legally revised CC&R's & Bylaws, which will then be ready to be recorded and become official, if approved.
  - c. Discussion and Owner Input on Landscaping issues identified by A&L Committee, from which Master Landscaping Plan can be prepared for final approval in Jan. 2023 Mtg.
  - d. Planning for Jan. 2023 Election of Vice President & Secretary/Treasurer Board members
  - e. If Board decision is to increase Fees for 2023, then have a discussion at this meeting (?)
6. Identified Issues from Mayor Cox at our Owners Social:
  - a. Crockett Engineering Project to install pressurized pipe in Hyde Park Canal bank and leave canal open, but create a public trail along the canal -Project is still approximately 2 years out. - Possible impact on Legends PUD
  - b. Cost to Legends HOA for meter connection to the pressurized pipe
  - c. Mayor's suggestion to convert Legends Houses from culinary water to canal water to water their lot areas
  - d. Mayor Cox stated that he is a big proponent of reducing the amount of common area that was previously required for PUD development. He recommended our HOA seriously consider using our excess common area on our south end to have additional houses built. Discussion on Pros and Cons of using excess common area to build more PUD housing.

Minutes, A&L Committee Meeting, August 29, 2022, 11:00 AM  
Attendance: Deanna, Linda, Arlene

### **Review of Landscaping Plan**

**PURPOSE:** The Committee is to protect the overall economic and aesthetic value of the development.

1. All landscaping shall conform to the directions, specifications and limitations regarding landscaping as they appear in the CC&Rs.
2. It is the intention of the plan to avoid problems which could arise, correct existing problems, and be mindful of HOA costs.
3. It is of utmost importance that owners recognize that they cannot make any exterior architectural/landscaping additions or changes without prior approval of the Architecture & Landscaping Committee.
4. The committee is responsible to monitor all landscaping elements, changes and maintenance, in the common areas. They should work with the Maintenance Committee and the HOA Board to implement their recommendations.
5. The committee will seek advice as needed from experts.
6. The committee will maintain open communication with the Board and inform them of landscape and architectural business being considered. Board members may attend committee meetings and a committee member may attend and report at board meetings.
7. Owners are responsible for all landscaping expenses on their own lot, except for the mowing and other common contracted services. These responsibilities would include weeding and pruning. Pruning of older trees may require professional expertise for best results.
8. Landscaping shall be similar from lot to lot, but it does not need to be identical or uniform. The homes in the development are similar, but not identical. Landscaping should reflect this same value. Xeriscaping is not permitted on personal property except in flower beds and tree bases. i.e. Each lot will have grassy areas.

9. Trees or other landscape elements removed need not be replaced. Items removed may be replaced with non-living elements as long as doing so does not interfere with lawn maintenance costs.
10. Items planted should take into consideration the future effect on adjoining properties. i.e. No trees should be planted between houses.
11. The committee can identify landscaping elements on private lots that must be removed. Reasons could include safety, maintenance expense, overcrowding, aesthetic (view), etc. These elements would be removed at the owner's expense, per the CC&Rs.
12. Any situations identified by the committee requiring mediation will be referred to the Board for action. The Board will request North to communicate with the owner.

**FACT FINDING QUESTION FOR THE GENERAL MEETING:**

1. Should owners be allowed to place solar panels on their roofs? Linda will contact the North people to find out what the state laws are concerning this idea.
2. Do we want a vegetable garden area on the back lot? The HOA would put down gravel. The owners would add their own garden boxes and maintain them.
3. Should the HOA organize a picnic area on the back lot? i.e. pour cement, plant trees, etc.
4. Would you be willing to donate funds for the HOA to plant approved trees in the HOA property behind your house?

Arlene will ask the Maintenance Committee to evaluate the three pine trees in the southwest corner. Are they going to cause problems in the future?

The next meeting is scheduled for Thursday, September 1<sup>st</sup> at 11:00 to visit the tree farm in Cove as per number 5 of this plan: Consulting an expert.