

Minutes of The Legends at North Park HOA Board Meeting

October 19, 2022 10:30 am

Collings residence Unit 24

Present: Lynn Collings, Judith Holt, Doug White, Wil Findley - Unit 9, Linda Roberts representing the Architectural & Landscape Committee

The meeting was conducted per the agenda attached below.

Wil shared his concern about invasive quack grass in the common perimeter areas and its incursion into his yard and common area turf grass. He brought very useful information gained by consulting with J.D. Gunnell at the USU Extension Services office. Wil identified several options for action and they were discussed. It was decided that Doug would share the information with Paul Nelson and Braden Davis. Any action taken by Wil or the HOA will be coordinated through them. Wil was asked to find out if a vertical buried barrier, such as treated lumber, would stop the spread of quack grass by rhizome. The Board will also investigate any potential liability of it spreading into neighboring properties.

Following this discussion, Wil was thanked for his attending and sharing and he excused himself from the meeting.

Linda reviewed item by item the proposed guidelines and policies for the Landscape Plan. (Attached below.) Items for discussion and survey at the upcoming owners meeting were identified. Some noted to be of particular importance are: replacement of dead trees, xeriscaping, the HOA taking responsibility for all trees on common and private lots.

At the conclusion of this business Linda was excused.

Prior to the budget preparation for the coming year there will be discussion with the community about the importance of funding the replacement reserve fund, which cannot be done without fee increases, and surveying regarding options for doing so.

Lynn reported that the legal office handling the CC&Rs review and amendment has not completed the task due to personnel changes and internal errors. They made promises of proper attention and fast action.

It was noted that there are two new owners joining the community, units 10 and 15.

It was decided to limit the agenda for the owners meeting to the CC&Rs and the Landscape Plan. Because the CC&Rs have not been completed the meeting will be rescheduled to November 16, 2022 at 7pm, pending the availability of the room in the City Office.

Lynn will prepare a summary report, from the Board, of the business to be addressed at the meeting and it will be distributed well in advance.

Adjourned 12:40 pm

Proposed Agenda for Oct. 19, 2022 Legends Board Planning Meeting
Time: 10:30 a.m. Place: Lynn Collings' residence

- 5 min. at beginning of mtg. requested by Legends Owner, Wil Finley
 - Update Report from Architectural & Landscape Committee Member Linda Roberts
 - Discussion on Funding Replacement Reserves and Possible Legends HOA Fee Increase for year 2023 due to inflation and funding reserve accounts
 - Update on progress of CC&R's Legal Review by JBS in Salt Lake City
 - New Legends Owners:
 - #15 - Meldrum's house purchased by Neil C. Hansen
 - #10 - Thompson's house purchased by Terry & Hope Welch
 - Agenda/Plan for Nov. 9 Owners Meeting at Hyde Park City Offices
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Architecture & Landscaping Committee

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 architecture and 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 board to implement their recommendations.
5. 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.
6. Landscaping shall be similar from lot to lot, but 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.
7. 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.
8. Items planted should take into consideration the future effect on adjoining properties. i.e. No trees should be planted between houses.
9. 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.
10. 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.

FLOWERING PEAR TREE PROBLEMS/SOLUTIONS

Information:

1. Any flowering fruit tree is susceptible to blight. Fire blight spreads especially when the tree is in bloom. Too much nitrogen, heavy pruning, and over irrigation all encourage the spread of blight. Water splashing onto the blossoms spreads the disease. Tools used to prune a tree with blight should not be used on healthy trees until they have been cleaned.
2. Pear trees should be sprayed to prevent blight just prior to the buds opening. Rain or hail may require a respray.

*Diseased and dead trees need to be removed by owner. The blight pathogen winters in cracks, ready to spread the next spring.

*Larry Larson is willing to cut down and cut up diseased trees for free. (He has a chainsaw and has felled many trees.)

*The landscaping committee recommends that any tree may be replaced with a small or mid-sized tree that is, hopefully, blight resistant. Here are some good possibilities:

Small trees: Royal Raindrops Crabapple, Cockspur Hawthorn, Japanese Tree Lilac, Hotwings Maple, _____ (somehow I only have 4 where I thought I had 5)

Medium Trees: Spring Snow Crabapple, Emerald Sunshine Elm, Norwegian Sunset Maple, Urban Sunset Maple, Thundercloud Plum