

Minutes of The Legends at North Park HOA Board Meeting

November 30, 2022 2:00 pm Collings residence Unit 24

Board members present: Lynn Collings, Doug White (Judith Holt was out of town and unable to join by phone)

Also present: Paul Nelson – Maintenance Chair, Braden Davis – Lawn and snow contractor

Braden's price list for 2023 was reviewed and discussed. It was explained that we are trying to reduce expenses next year, where possible, so some services may be modified or eliminated. Braden is comfortable with that arrangement. When all questions and comments were addressed, it was moved, seconded and approved to contract for his service. The list was signed by Lynn and Braden and will be forwarded to North HOA.

Paul and Braden were excused at 2:30 pm.

We then discussed budget for next year. It was recognized that the CC&Rs require that it be completed and distributed tomorrow, December 1. After considering the pros and cons of different options, it was decided to use the budget with the \$17 increase, noting that it requires no vote of approval by the owners. \$15 of the increase will be used to cover the increases in operating costs, leaving only \$2 to increase the contributions to the replacement reserve. There is the possibility of asking for a vote to approve a larger increase. This could be done either at a special meeting in December, or putting it as a business item on the agenda for the annual owners meeting in January.

Doug agreed to draft a cover letter to accompany the budget, explaining the need for the increase and the consequent impact on the plan to strengthen the replacement reserves. It will be ready for review by the Board in time for it to be delivered tomorrow.

Adjourned 3:15 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