

HARTFORD PARK HOMEOWNERS ASSOCIATION

ANNUAL Meeting Minutes | May 14, 2024 | 7:00 pm

- **Call to order** - 7:06 pm
- **Members in Attendance** - Murray Trepel, Melanie Oldroyd, Cole Tarbet, NORMA Gile (from the board), Shelby Cardall - North HOA. 13 units represented.
- **Introductions** - Board members and North HOA Management
- **2024 Review and 2025 Projections-**
 - a. Insurance - reminder that the HOA insurance deductible is now \$25,000 and all owner's need to adjust their HO6 policy to match this change.
 - b. There are 2 current roof leaks. One owner suggested it could be from tarring issues.
 - c. Removing pine trees is on the list to be addressed this year.
 - d. In 2024 the board put a new management company in place. Signed a new agreement with a landscape & snow removal company, and re-established parking enforcement. The annual meeting was moved to May due to the transition of management companies.
 - e. Parking - labeling will be visited once the board moves forward with restriping.
 - f. Roofs should have 5-10 years left. There has been no re-shingling on the garages.
 - g. Fresh water pipes are corroding. North is getting bids to reline them. In the past, every time there was a break it was \$6-7,000 to repair it.
- **Financial Review-**
 - a. 2023 was a rough financial year for the community. There was \$50,000 in unexpected expenses. They had to do a special assessment for \$100,000 to deal with infrastructure issues.

(4 3 5) 7 7 4 - 2 0 0 5



service@northhoa.com

HARTFORD PARK HOMEOWNERS ASSOCIATION

ANNUAL Meeting Minutes | May 14, 2024 | 7:00 pm

- i. Due to these expenses the board decided to not proceed with the siding on the last building, or repair any additional items in order to save funds.

- **Elections -**

- a. Thank you to the current board members. Amy Anderson, Norma Jean Giles, Cole Tarbet, Melanie Oldroyd, Murray Trepel
- b. Newly elected board members are Amy Anderson, Norma Jean Giles, Daryl Lundberg, Melanie Oldroyd, Murray Trepel

- **Question & Answer -**

- a. A homeowner (unit 145) received fines for having left his garbage can out. It was discovered that this was not his garbage can. The owner has notified the actual owner (unit 157). The board agreed to remove his fines.
- b. Question about flaking paint on the exterior of a building. It is metal siding that melts in the heat and flakes off. The board has heard of a paint that is heat resistant. They will look into pricing for the future, but it is not an issue that will be addressed at this time.
- c. An owner is concerned about unsubstantiated fines. There was a discussion on the violation process, and how they must be submitted by the person who witnessed the violation. North will then find if it is in fact a violation of the governing documents.
- d. Question about the 10 day parking rule. This applies to each license plate, not unit. If a vehicle has a reason for needing longer than the 10 days in a year, they need to contact management for a possible exception, prior to hitting the 10 day threshold.

(4 3 5) 7 7 4 - 2 0 0 5



service@northhoa.com

HARTFORD PARK HOMEOWNERS ASSOCIATION

ANNUAL Meeting Minutes | May 14, 2024 | 7:00 pm

- e. Concern about barking dogs. The unit must be submitted for a violation everytime it occurs. Also, contact dispatch so that an officer or animal control can address the issue immediately.
 - f. Unit 173 has 2 rented parking stalls. They have several cars that use the spaces. How will the parking stickers be handled? North will review and contact the owner if needed.
 - g. The board encouraged owner's to reach out to North HOA Management with any questions or concerns that can be addressed or passed on to the board.
- **Adjournment** - 7:57 pm

(4 3 5) 7 7 4 - 2 0 0 5



service@northhoa.com

Hartford Park HOA Annual Meeting

Annual Meeting | Tuesday, May 14th, 2024

7:00 – 8:00 PM at the Logan City Library

Dear Association Member (s)

The Hartford Park Homeowners Association annual meeting will be held on Tuesday, May 14th, 2024 at 7-8 PM at the **Sego Lily Conference Room in the Logan City Library and via Zoom.**

Logan City Library
285 N Main Street
Logan, UT 84321

Join Zoom Meeting

<https://us02web.zoom.us/j/83922064573?pwd=WEJrRzNZcVlxRmpDNXJRWILZmJOUT09>

Meeting ID: 839 2206 4573

Passcode: 099027

Annual Meeting Agenda

- Call to order-7:00 pm
- Introductions:
 - Hartford Park HOA Board
 - North HOA Management
- 2024 Review
- 2025 Projections
- Financial Report
- Announcement of Board member Election Results
- Questions & Answer period
- Closing Remarks
- Adjourn

(4 3 5) 7 7 4 2 0 0 5
service@northhoa.com

**NORTH**
HOA MANAGEMENT

2723 S. Hwy 89 Suite 1
Wellsville, UT 84339

Description	Actual	Specified Dates
OPERATING INCOME		
40-4000-00 Dues Income	\$63,168.00	
40-4005-00 Parking Income	3,750.00	
40-4010-00 Late Fees Income	63.00	
40-4040-00 Fines/Violations Income	125.00	
40-4320-00 Special Assessment Income	3,125.00	
TOTAL OPERATING INCOME	\$70,231.00	
OPERATING EXPENSE		
50-5022-00 Postage & Delivery	105.00	
50-5035-00 Accounting/Audit/Tax Prep	150.00	
50-5041-00 Business Renewal	10.00	
53-5300-00 Management Fees	6,529.00	
54-5400-00 Insurance Expense	8,708.08	
54-5450-00 Property Taxes	16.76	
54-5455-00 Income Taxes	13.00	
57-5700-00 Landscaping Maintenance	5,825.00	
57-5710-00 Tree & Shrub Maintenance	2,500.00	
57-5730-00 Irrigation Repair	4,652.01	
57-5740-00 Fertilization	1,189.51	
57-5750-00 Snow Removal	3,478.58	
65-6500-00 General Repairs & Maintenance	16,798.25	
67-6790-00 Utilities	8,357.37	
TOTAL OPERATING EXPENSE	\$58,332.56	
Net Income:	\$11,898.44	

Assets

10-1000-00	Veritex - Operating - 3951	\$50,208.14
12-1200-00	Veritex - Reserve - 3969	57,408.05

Total Assets: \$107,616.19

Liabilities & Equity

20-2100-00	Prepaid Assessments	5,046.50
30-3100-00	Retained Earnings	62,472.95

Net Income Gain / Loss	<u>40,096.74</u>	<u>\$40,096.74</u>
------------------------	------------------	--------------------

Total Liabilities & Equity: \$107,616.19

Description	Specified Dates
OPERATING INCOME	
40-4000-00 Dues Income	\$22,372.29
40-4005-00 Parking Income	900.00
40-4010-00 Late Fees Income	45.00
40-4095-00 Interest Income	45.57
40-4099-00 Other Income	2,380.00
40-4320-00 Special Assessment Income	25,822.99
TOTAL OPERATING INCOME	\$51,565.85
OPERATING EXPENSE	
50-5035-00 Accounting/Audit/Tax Prep	150.00
53-5300-00 Management Fees	2,168.00
54-5400-00 Insurance Expense	3,562.59
54-5455-00 Income Taxes	3.00
57-5750-00 Snow Removal	490.00
65-6500-00 General Repairs & Maintenance	2,273.01
65-6530-00 Fence Maintenance	2,450.00
67-6790-00 Utilities	372.51
TOTAL OPERATING EXPENSE	\$11,469.11
Net Income:	\$40,096.74

"Other Income"
Insurance Payout