

PARADISE COVE HOMEOWNER ASSOCIATION

Minutes

BOARD OF DIRECTORS MEETING
April 18, 2022 @ 6:00 – 8:00 pm
In-Person and Zoom

1. **CALL TO ORDER:** Called to order at 6:01 pm
2. **ROLL CALL:** John Whipple, President, Kathryn Hymas - Treasurer, Mike Adams - Secretary, Brian Brough (ERA). Ben Green – Vice-President (Zoom), Joel Dove (Zoom), Mike Essa (Zoom), Sue Esterby (Zoom), Laura Lovell (Zoom), Ruthann Curtis (Zoom), Kathy Kingborn (Zoom), Boyd Bell (Zoom) June Adams (in person), Jim & Suzy Canon (in person)
3. **REVIEW/APPROVE AGENDA:**
 - a. Added item (d.) to agenda. Motion to approve by Kathryn, 2nd by Mike. Motion approved.
4. **HOMEOWNER OPEN FORUM:** (Limited to 10 Minutes)
 - a. Joel Dove – There is a problem with the seed pods on the palm trees. Once the seed pods come out they should be removed before trimming palm trees.
 - b. Kathy Kingborn – Questioned removal of Randy Dawson as member and president of Board. Mike explained that removal was due to relationship between Randy and ERA that caused Era to resign as our property managers.
 - c. No other items.
5. **APPROVAL of MINUTES** – Mike Adams read the minutes from the 3/15 & 3/17 meetings. Kathryn requested the last 2 sentences of item (c.) be removed. Minutes were approved with this change.
6. **BOARD ACTION SINCE LAST MEETING:** – No items
7. **TREASURER REPORT:**
 - a. Payments of \$1,284 to Roto Rooter to clean pond drain pipes, \$120 for internet domain names purchase, \$827 for tax payment.
 - b. Pond maintenance is up for MTD but good for YTD.
 - c. Water cost is down from last year but will change with seasonal timing.
 - d. Insurance cost of \$900/mo is up from last year.
 - e. There was a transfer in March of \$15,000 to the reserve account.
 - f. Current cash balance is \$17,000.
 - g. Letters have been sent to homeowners that are behind in their monthly dues. So far there has been poor response to letters.
8. **OLD/UNFINISHED BUSINESS:**
 - a. New signage for pond areas. Ben provided update. Existing signs are from 2012. Ben will follow up with Vital Image on new signs.
 - b. Pond cleaning/dredging. Homeowner created device to dredge ponds that

seems to be working. Elite may take on dredging as part of their maintenance. They will look at the process 4/21. Ben and Jim Cannon may do the dredging. Joel Dove mentioned that there was a new dye product that should improve pond maintenance. John still has 2 gallons of old dye to be used up before switching to new product. Joel and John will organize how to use new product.

- c. Tree trimming and removal. Unit #120 tree will be removed when BA Robinson is in the area. Unit # 153 not happy with tree trimming. Unit # 123 tree will be removed in the next 2 weeks at a cost of \$750.
- d. Lawn replacement at unit # 127. Ben to follow up with Elite. Also dead lawn area at unit # 130 needs to be looked at.

9. NEW BUSINESS:

- a. Filling board vacancy. Ben nominated Joel Dove to fill vacant position. Mike 2nd. All existing Board members approved nomination.

10. NEXT BOARD MEETING: 05/16/2022 4:30 pm.

11. MEETING ADJOURNED AT 7:10pm.

Name  Printed Name Michael Adams

Position Secretary Date 5/16/2022

PARADISE COVE HOMEOWNER ASSOCIATION

Minutes

BOARD OF DIRECTORS MEETING
March 15, 2022 @ 4:30 - 6:30 pm
In-Person and Zoom

1. **CALL TO ORDER:** Randy Dawson, President called to order at 4:34 pm
2. **ROLL CALL:** Randy Dawson, President, John Whipple, Kathryn Hymas, Mike Adams, Secretary, Brian Brough (ERA), Angie Duncan (ERA) – Quorum established. Mike Essa (Zoom), Steve Chandler (guest – West Springs Treasurer)
3. **HOMEOWNER OPEN FORUM:** (Limited to 10 Minutes) Mike Essa questioned location of pond aerator. Due back from repair.
4. **APPROVAL of MINUTES:** February 23, 2022 Minutes. Mike Adams read the minutes, Kathryn motioned to approve the minutes, Randy Dawson provided the second, all in favor (4/4), motion carried.
5. **TREASURER REPORT:**
 - a. Insurance and Landscape costs are higher than previous year.
 - b. Reserve funds have not been transferred and will be transferred in March.
 - c. As of March there are outstanding HOA dues. Some owners are chronically late. 5 Late letters have been sent to owners. If situations are not rectified late charges will be assessed.
6. **OLD/UNFINISHED BUSINESS**
 - a. Banking. Discussed officers authorized to sign checks and EFT transactions. Motion presented that President, Vice-President and Treasurer be authorized as signers. Motion carried 4/4.
 - b. Since March 2010 per Utah law, property transfer fees are invalid. Any transfer fees received since that date by Monarch Property Management are invalid. Brian Brough stated that ERA's position is that they are not liable since they did not acquire the financial portion of Monarch.
 - c. Pond signage. Bids were presented from 2 vendors, Vital Image and Signs.com Randy Dawson presented motion to accept lower Vital Image bid that would require association to do some of the preparation work Motion seconded by John Whipple. Motion carried 4/4.
 - d. Tree trim/removal. Discussed the bids from BA Robinson and Arbortec to trim and/or remove trees. Motion by Mike Adams to accept bid from BA Robinson which was significantly lower for the same work. Motion carried 4/4. Kathryn will send letter to all properties that are involved.
 - e. Pond cleaning/dredging. Randy met with an engineer regarding the water stream coming in to Paradise Cove in the northeast corner of the development. Wetlands are not natural but were man created. Rules for management reside with the Army Corp of Engineers. Wetlands are part of Emerald Springs.

Randy proposed a motion to clean and create a drag device to do so. Motion carried 4/4.

- f. Calculation and implementation of late fees. Randy stated that the CCR's state association can charge 10% late fee and 18% interest. There was a heated discussion as to the veracity of charging the 10% and 18% or were the rates up to the Board to decide.
- g. HOA records policy. ERA position is that new docs are kept at ERA since this is what they we pay for. Randy was in disagreement. Item was tabled for further discussion.

7. NEW BUSINESS:

- a. Randy's research found that the Board cannot change rules and regulations without notification and discussion with all association. Randy made a motion to rescind previous change on placement of trash cans. Kathryn seconded and motion passed 4/4.
- b. Community management plan. Item tabled.

8. EXECUTIVE MEETING:

- a. Discussion about financial records being provided by property management company.
- b. Discussion about charges for late payments and interest on past due amounts. There was no resolution on this item and it was tabled.
- c. Items tabled.

9. NEXT REGULAR BOARD MEETING:

- a. Randy motion for 4/13/22 6:00 pm John seconded. Motion carried 4/4.

10. MEETING ADJOURNED AT 6:48 pm.

Name MC Adams Printed Name Michael Adams

Position Secretary Date 4/19/2022

PARADISE COVE HOMEOWNER ASSOCIATION

Minutes

BOARD OF DIRECTORS MEETING
February 15, 2022 @ 4:30 PM
In-Person and Zoom

1. **CALL TO ORDER:** President Randy Dawson 4:32 pm
2. **ROLL CALL:** John Whipple VP, Randy Dawson President, Mike Adams Secretary, Kathy Hymas Treasurer (via zoom), Ben Green excused.
3. **HOMEOWNER OPEN FORUM:** (Limited to 10 Minutes) Patty Nichols #155 shared her concern regarding the service box on the side of her house. Mike Essa shared concerns about the pumps not working in ponds. Mike asked about signs around the ponds also. Mike also mentioned driving through the neighborhood recently and seeing several garage light bulbs out.
4. **APPROVAL of MINUTES:** January 11, 2022 Minutes. Mike Adams read the minutes. Motion to approve by Randy Dawson 2nd by Mike Adams all in favor, motion carried.
5. **BOARD ACTION SINCE LAST MEETING:**
 - a. Approved Elite to repair drip line behind unit #156.
 - b. Approve Elite to repair a leak behind #146.
6. **TREASURERS REPORT:** Kathryn Hymas, Treasurer
 - a. Transfer didn't happen as approved in January meeting. Recommended to have that happened in February. **Brian will have it completed this week before 2/18/2022**
7. **MANAGEMENT REPORT:** ERA Property Management Reporting
 - a. Monthly Inspection Results – Randy and Brian reviewed the report and photos. Themes of items that need to be addressed:
 - i. Parking on the Landscaping.
 - ii. What should we do with curbing in general?
 - iii. What about common areas?
 - iv. What about limited common areas? Lawn ornaments and Décor?
Hoses?
 - v. Location of Trash Cans?

Motion Made by Randy to update rules and regulations to state that when trash cans are not out on trash collection day, trash cans be placed to the side of home on sidewalk not extending past front of house, or in garage, and not on landscaping. Mike 2nd, all in favor motioned carried.

 - b. Discussed replacement/refurbishment of signs. Randy brought representative sign. No action taken and item was postponed for future discussion.
 - c. Banking update and changes - **tabled**

8. **OTHER DISCUSSION/ACTION ITEMS:**

- a. Discuss Pond cleaning/dredging - Brian from ERA to provide copies of past bids received - **tabled**
- b. Discuss bids from arborists to trim/remove trees across the entire HOA - Randy Dawson, President - **tabled**
- c. Demo public website and vote to approve purchasing domain name(s), hosting company, and launch date of site - Randy Dawson, President - **tabled**
- d. Presidential Power to approve maintenance, irrigation repairs up to specified amount (TBD) per month - Randy Dawson, President

Motion made by Randy to grant HOA president or Vice President authorization to approve up to \$500 per month in irrigation repairs and \$500 per occurrence in pond repairs. HOA president or Vice President will send an email updating the board on the use of this authorization. 2nd by John. All in favor motion carries.

- e. Property Management "Transfer Fee" - Randy Dawson, President & Brian Brough from ERA - **tabled**
- f. Calculating and Implementing Late Fees/Interest on Overdue Assessments - Randy Dawson, President - **tabled**
- g. HOA Records Policy - Randy Dawson, President - **tabled**

9. **MOTION TO ADJOURN:** 6:51 by Randy.

NEXT MEETING: February 23rd time tbd

Executive Session: To follow regular meeting (If needed)

APPROVED 2/23 9:43 am
MK Aelmann
see.