

# EMIGRATION OAKS PROPERTY OWNERS ASSOCIATION

## BOARD OF TRUSTEES MEETING MINUTES

**February 19, 2013**

Emigration Canyon Fire Station

### **Call to Order:**

Roger Bird, President, called the meeting to order at 6:30 p.m. at the Emigration Canyon Fire Station.

**Roll Call-** A quorum was present with the following trustees in attendance:

Officers present: Roger Bird, President, Bob Staggers, Vice President, and Sue Bird, Secretary/Treasurer

Current Board Members Present: Kathy Christensen, John Davis, April Isani, Mike McHugh, and Richard Monsen.

Manager: Jack Christensen

### **Approval of Minutes**

Bob moved approval of the January 15, 2013 Board Meeting minutes. Unanimously approved.

### **Presidents Comments**

The Board reviewed the easement agreement with Steve Creamer. We discussed the wording of Lots and Dwellings to make sure that each dwelling (if the parcel is subdivided) would be subject to assessments. Each parcel is not considered a Lot until a grading permit is obtained and Lots are changed to Lots with a Living Unit once a building permit is obtained. They would also be subject to a security deposit or road impact fee when construction begins. Jack will send the Easement to Steve Creamer for review.

### **Property owner items and follow-up from earlier meetings**

EID Maintenance/Storage building- Roger met with Fred and Joe to review the plans and site of the proposed building near Well #1. Kathy also provided the architectural drawings of the building for our review. EID has asked for another easement from the EOPOA for a water line from the new proposed well in Upper Freeze Creek to the new storage building that will also house the chlorination building. This will eliminate the need for the easement previously granted for the chlorination building and pipeline to the storage tank that was proposed off of the spur road. After review it was decided that we would have the EID modify the previous easement to include the new water line and eliminate the separate chlorination building and water line up to the storage tank.

EID has scheduled a public meeting for March 14, 2013 to discuss and approve the bond issuance, water rates and fees. This meeting will also provide the public with information on the proposed storage building. Jack will send a notice to all of the property owners so that they are aware of the meeting.

### **Financial and Manager's report**

We reviewed the accounts receivables. There are only 2 property owners that have yet to pay. Both have been turned over to our attorney for collections. These property owners are responsible for all legal fees that result in the collection.

### **Committee Reports**

#### **Architecture**

Mike has received inquiry from a few property owners in regards to a few new projects. He referred them to our Architect.

#### **CC&R's**

The recent tagging of garbage cans appears to have been very successful at obtaining better compliance for getting the cans put away promptly. We decided to continue to tag the cans for a few more weeks. April and Bob will divide up the streets. Since Jack's last notice to the property owners on the dogs, it appears that we have not had any recent complaints or issues with dogs chasing the deer or roaming off leash.

#### **Roads**

Troy is continuing to work, as time permits, to fill in some of the deep road edges.

#### **Safety**

Kathy reported that she will be giving a class on the use of goats for fire mitigation at a Firewise conference this fall. Kathy is starting to prepare for Fire Day but has not scheduled a date. The county will pay for chipping again this year.

#### **Security**

John is still working on the map and designated Block Captains for each area. They want to continue with the Block Captains specifically to notify neighbors in the event of an emergency if communications are shut off. John will work on the emergency procedures. and will present these for discussion at our next meeting. These will include what to do in the event of different issues such as, a fire, power loss, and etc. Jack will add the Block Captain information to our new website.

#### **Snow Removal**

The area around most of the fire hydrants has been cleared. It was reported that several large piles of salt were left after the last storm. We need to report the location of these to Jack so that he can have our snow removal contractor clean these up.

#### **Unfinished Business**

Website-Jack has been very busy getting the new website up. He has imported a great deal of information and provided us with a demo. He has included a few photos, a calendar of up-coming events, the directory, the financials, board meeting minutes, Policies and Procedures and the Governing documents. There is also a Welcoming section that includes links for additional information. The residents will be able to update their current information as well as add their photo. There are different authority levels so that Jack and the board members can up-load information and keep it current.

Jack said he would have it ready to go live within a few weeks and will provide the board members with a link so that we can review and test the site.

**Community News from ECCC, EID, and other Township meetings**

The County has been working on bank erosion and flood control on the stream along the main canyon road. Some of the property owners are very upset saying they are causing considerable damage in the process while others are very happy with the project.

The County is also starting to enforce the cleanup from property owners that have septic tanks that are causing contamination of the stream.

Stabilization of the roadsides will continue in the spring. They will be planting to prevent continued erosion of the hillsides.

**Action Items**

John will work on a list of expectations for the Block Captains and present to the Board next month.

Roger will talk to Fred about modifying the previously granted easement to include the new waterline and take out the free standing chlorination building and waterline to the storage tank.

April and Bob will continue to tag garbage cans for another month.

Jack will send out notice of the EID public meeting on the Bond.

Jack will also send notice to solicit new board members.

**Adjournment:** 9:05 pm

**Next Scheduled Meeting:** Tuesday, March 19, 2013, 6:30 pm at the Fire Station.

**Minutes prepared by:** Susan Bird, Secretary/Treasurer