

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