

March 8, 2012  
6:30

1. Roll Call: Elden, Greg, Sandy, Randy, Matt, xxx Bruce,
2. Minutes: February not available, to be approved in April
3. Previous Issues / Concerns
  - a. Committee Membership
    - i. Architectural Control Committee: current members are: Cory, Elden, Charlie, Larry Hendersen
    - ii. Compliance & Grounds: same as reported last time
    - iii. Appeals: no changes
    - iv. Dennis Kaplanis volunteered for any committee (except grounds)
      1. President will respond
4. Homeowners Concerns: None Present
5. Board Issues
  - a. Bella Moretti issue (water, mold, roof etc) 1163 Norwalk
    - i. President, Charlie, eldon all went to visit with Bella. Elden reports that there appears to be mold in part of the basement where Bella claims the water is coming through. Marks on carpet and baseboard which appears to have been there for a while. According to the homeowner there is standing water which puddles outside and enters the home. Attorneys are currently discussing. It only happens when it rains according to Bella. No water was present when the committee came. It doesn't appear that the homeowner has done anything to clean up the mold.
    - ii. There was an opening in the ceiling and external faucet was replaced with a 'freeze proof' faucet. Resident has been there 4 years and was not aware of when the faucet was installed. Exterior side of the house there appears to be deteriorating shielding above the front door area. Green moss/mold was noted on the edge of the roof.
    - iii. Bruce stated that the house is scheduled for a roof replace. There have been problems before because no flashing was installed. With the replacement flashing will be installed which should fix the roof mold issue. The grading is towards the house and new plants were put in. Two years ago there was a request to increase the sprinkler range. When the issue came up originally the sprinkler was turned off and then a hose was used to water the area.
    - iv. Committee discussed and Elden concluded that there needs to be more investigations to determine the source of the mold.
    - v. Bruce: Attorneys have been discussing via phone for several months. HOA attorney understood that the homeowner would be satisfied if the grading was changed away from the house and the roof was replaced. HOA position has always been 'if you take the wall down and you can prove the HOA is responsible then the HOA will take responsibility.'

- vi. Bruce recommends that the HOA send a letter which states that there are questions, based on several factors including observation, as to whether the mold is due to the homeowner. Jonathan (attorney). About \$600 has been spent so far in legal fees.
  - vii. Greg suggested we move forward with the proposed improvements and just let the attorneys work things out.
  - viii. Elden suggests that we avoid attorney fees by the HOA responding to the email send by Bella, and that the HOA show good faith by replacing the roof and change the grading.
  - ix. President will draft a letter along the lines of the above and send to the board for comments.
- b. Cody Roseborough Issue (smoke)
- i. Salt Lake County Health Board, Taylorsville City
  - ii. A house on South Hampton had a similar problem about 5 years ago. The conclusion was that very likely under the nuisance clause, they *could* come back to the HOA, but it likely wouldn't hold up in court.
  - iii. Bruce suggested a final letter from the Board to Carl Seargent, summarizing the situation and encouraging a fan. HOA could force arbitration between the homeowners.
  - iv. Bruce will draft a letter and President will send.
6. Committee Reports:
- a. Architectural Control Committee (Charlie Huggard): (Elden Reporting)
    - i. 1252 Ames Ct would like to put a 3x4 window into their garage unit. Other units had the window originally. Committee sees nothing wrong with that as long as the construction contractor is insured etc and there would be no damage.
    - ii. 1180 Norwalk would like to pour cement under the deck. A slope would be needed. The homeowner would like the HOA to provide the service and bill the resident. There are legal concerns about doing this.
    - iii. 4251 Gloucester Ct would like sections of the driveway repaired, it is a hazard.
    - iv. Architectural Control Committee recommends that all three be approved. Elden motions to approve all requests. Greg seconds. Approved unanimously. HOA will not engage as contractor.
  - b. Compliance and Grounds (Deloris Lenhart):
    - i. Meeting on Saturday.
    - ii. One request to take out the rose bushes along a driveway and fill with sod. Will do it. Stickers were placed on cars which were parked without permits.
    - iii. Dog problems and duck mess problems.
  - c. Appeals (Mary McDermott): (Elden reporting). Mr Bond asked to rent his place and appealed the board's decision. The appeals committee recommends not changing the boards decision. Greg motions to accept

this recommendation. Seconded. Approved Unanimously. Board will send a letter.

- d. Budget and Finance (Mary Derringer): Not present
  - e. Welcoming (Marilyn Long): Not present
7. Park Report
- a. Montoya Bankruptcy was discharged
  - b. Fertilizer bids are in, vote will be via email.
8. Questions, Comments and Concerns:
- a. Deloris: Concerned about timeliness of appeals. Some appeals have taken months (up to 6 months).
  - b. President would like to meet with all committees to check progress by the next meeting.