

Minutes
Lake Creek Farms Homeowners Association
2015 Annual Member Meeting

April 23, 2015
Wasatch County Senior Center Classroom

Board Members in Attendance: Erik Felsted, President; Michael Cole, Vice-President, Laura Kent-Jensen, Treasurer.

Call to Order:

The meeting was called to order by Erik Felsted.

Minutes of the 2014 Annual Member Meeting:

Minutes for the 2014 Annual Member meeting were presented by Laura Kent-Jensen.

The minutes were approved by consensus.

Financial Report:

Laura Kent-Jensen presented the 2014 balance sheet and 2015 operational budget. A major expense in the budget are payments on the park loan. The board's goal is to repay the loan within 10 years.

The board is not proposing an increase in HOA fees this year.

Park Update:

Michael Cole discussed progress on the park. We are in the final stages of completion. In order to keep costs minimal and in line with the HOA's low dues policy, volunteer help is needed for some projects.

Some issues and policies:

- Driving across the playing field when there is snow appears to be a fun pastime, but it tears up the sod. The board talked with those who did this most recently and let them know of the damage it can cause. While unsightly at first, the sod appears to be recovering well.
- There was some discussion about the possibility of adding a small, attractive fence to discourage driving. If this becomes an ongoing problem in the future, it may be an option.
- Park rules were also discussed. The board agreed to add signs to the park common areas to remind users to behave respectfully. A lock will be added to the tennis court to protect the court surface.

Water Issues:

Mike Cole reported on recent conversations with Devin McKrola from the water company. As some point, Lake Creek Irrigation will require homeowners to install water meters. Internet-based meters may be an option.

This summer is sure to be a bad water year. We encourage homeowners to be careful and prudent about water use. Karl Sears offered to provide the HOA with some notes on water conservation.

Election of Trustees:

Erik Felsted's term is ending this year. Members thanked Erik for his leadership and service. The board called for nominations for new board members. Rick Bisel is willing to serve.

Erik called for a vote to approve Rick Bisel as a trustee. Erik's recommendation was approved by consensus.

Adjournment:

The meeting was adjourned at approximately 8:05 pm.

Based on notes taken by Justin Luster, HOA member, 4/28/2015