**Lake Creek Farms Homeowners Association**

**Annual Member Meeting Minutes**

**Tuesday, March 19, 2024 at 7:00pm**

**Wasatch County Senior Center Auditorium**

**Attendees:** Kim Goett, Kim Dickerson, Jules Terry, Tom Stuart, Randi Stuart, Joe Wilson, Doug Hronek, John Carlson, Ryan Holmes, Lois McMillan, Mike Cole, Melissa Whitaker, Connie Windley, Steve Stoddard, Will Overly, Jack Simper, Wendy Hyde, Joe Gormally, Erik Felsted, Alese Overly, Jon Dickerson, Justin Keys, Michael Goett

 **Call to order:** Jon Dickerson

 **Presentation of Financial Report:** Jon Dickerson. The Lake Creek Farms HOA is financially sound. The community park loan balance was $16,709 at the end of 2023. The HOA bank balance at the end of 2023 was $24,493. The current loan balance as of March 2024 is $14,900 and the current bank balance is $46,607. If there are no other large capital expenditures the board plans to pay off the park loan at the end of this year.

 **Discussion of future Budget items**

 -**Tennis Court and Basketball Court repairs**; We had three contractors look at the tennis court and basketball court this year to assess their condition. All three contractors reported that both the tennis court and the basketball courts are in good enough condition to go another year before refinishing. We will get the courts reevaluated in the spring of 2025. One resident commented that the cost of refinishing keeps rising each year so delaying refinishing increases the project cost.

 -**Street Lights**; 36 total lights, 15 very old style, 21 new style. 8 are not working at all. We have purchased enough downward facing, soft color and dark-sky friendly streetlights to replace half of the neighborhood’s lights in 2024. The other half will be replaced in 2025. Joe Gormally has asked for neighborhood volunteer labor to help paint old poles and install the new lights. All lights are located above Fire Hydrants which is required by Wasatch County.

 **-Ideas for future neighborhood projects or improvements**; Last year’s neighborhood **Farmers Market** was a great success with another planned for Saturday August 31, 2024. Neighbors can bring the crops from their gardens, baked goods, crafts, food, etc. to display or sell. We will invite food trucks again this year. Board discussed having a neighborhood survey taken to determine residents ideas for future projects.

 -**State of the neighborhood discussion:** Discussion about homeowners who are delinquent on dues. Consider raising interest rate charged when dues are outstanding. Several liens filed in 2023/2024 have resulted in past dues fees being paid by the Title Company when houses have sold. Discussion about maintaining old trails and about creating new trails on other parts of the common area as well as connecting our trails to new 128 home subdivision “Sahale” currently being developed on vacant land south of LCF. After discussion the board has decided to keep dues at $300/year for now and will discuss again in 2025. The board has decided to hire a professional landscaping company to maintain the park and the neighborhood entrance for 2024. Discussion about what type of chemicals will be used on grass. The board will confirm that no hazardous chemicals will be used. Discussion about the neighborhood speed limit and people speeding. The board will look into installing more speed limit signs in the neighborhood and will remind residents via email to watch their speed. Speed humps were discussed and it was observed that the roads in LCF are county owned so this would be a county project. Discussion about importance of maintaining swales, culverts and drainage pipes. The board will evaluate the condition of underground drainage pipes to determine if they must be cleaned out.

Adjournment of the 2024 Association Meeting motioned and seconded.