



Ivy Springs Condominiums

Home Owners Association

Monthly Meeting Minutes

Ivy Springs Clubhouse

8441 Ivy Springs Lane, West Jordan UT

Wednesday, April 1st, 2015 - 6pm

2015 Annual HOA Meeting

Members Present: Mike M, Adam C, Erin C, Constance W, Richard Harman
(Western Mgmt.), Vince O, Tara G

Residents Present: See Sign-in Sheet

Welcoming Residents/Review Agenda - Mike Muhlestein - HOA President

- Overview of Last Year's Projects
 - Picnic Area
 - Replacing of Cement
 - Staining/Sealing of Decks
 - Changing Landscapers

Financial Review for 2014 - Adam Congrove - Treasurer

- Reserve Fund is at 13% (Needs to be above 10% for FHA Consideration)
- Vote to Keep Reserve Fund (additional \$23 per unit per month) for another year: Unanimous Approval
- Review of 2015 Budget included in Agenda
- Resident Questions on Budget
 - Water Usage is 70% within the units, 30% is landscaping etc.
 - Common Area funds will be used to install new downspouts/gutters

Insurance Issues - Richard Harman - Western Management Company

- Review of Recent Changes to Condominium Insurance and recommending addition Rider to cover the Blanket Policy Deductible.

Elections - (Election Period 2-3, 2-2,1-1) began 4/2/2014)

- No Elections required for 2015

Plan of Action Items for 2015

- **Adding Additional Gutters** (to resolve icing issues)
 - Bids were approved, will begin the work as soon as possible
- **Building/ Landscaping Maintenance**
 - Adding additional Red Zone curbs to keep roads clear in narrow roads. 24-hours towing will be enforced in the Red Zones
 - Speed Bumps will be installed on Ivy Gable (North and Eastside), Ivy Springs and Merlot Way by the end of April
 - Get estimates on replacing the Playground Equipment
- **Resident Responsibilities**
 - Residents with Door Frames that still need to be painted will be notified of the cost to have it done.
 - Residents were reminded that Maintenance of Garage Doors (exterior damage, mechanisms) must be maintained, a resident lives above the garages.
- **Community Garden**
 - There has been minimal interest in the Community Garden. If you are interested, please email the board thru the website www.ivy-springshoa.com as soon as possible.
- **Pet Regulations and Fines**
 - Pet Waste is to be cleaned up immediately (1st Offense Fine is \$200)
 - Cost of Lawn/Property Damage by animals will be the responsibility of owner
 - Ivy Springs will enforce the Salt Lake County Leash Law effective immediately, 1st Offense will be \$50 to HOA *and* the county will be notified of the violation (Class B Misdemeanor)
- **Extending Hours of Workout Room Access**
 - Workout Room will now be opening at 6am instead of 7am
- **Annual HOA Yard Sale**
 - June 20th is the Annual HOA Yard Sale
 - Dump Roll-off Bin will be Provided

If you would like to have something addressed in the next HOA Board Meeting but not able to attend please email HOA@ivysprings-hoa.com and we will add it to the agenda.

Next HOA Board Meeting
Wednesday, May 6th at 6pm
In the Ivy Springs Clubhouse
Open to the Public

