



Ivy Springs Condominiums

Home Owners Association Annual Meeting Minutes

Ivy Springs Clubhouse
8441 Ivy Springs Lane, West Jordan UT
Wednesday, April 4th, 2018 - 6pm

2018 Annual HOA Meeting

Members Present: Constance W, Adam C, Jeremy A, Chass E, Mary R, Doug M, Richard (Western Mgmt.)

Residents Present: See Sign-in Sheet

Welcoming Residents/Review Agenda - Constance - HOA President

Financial Review for 2018 - Adam Congrove - Treasurer

1. Informed residents of utilizing reserve fund for unexpected retaining wall and cement repair.
2. Water and Sewer cost continues to be our highest expense with about 75% of the cost attributed to resident use.
3. Vote to Keep Reserve Fund (additional \$23 per unit per month) for another year:
Unanimous Approval
4. Informed residents of monthly HOA fee increase effective 2nd quarter of 2019, to cover the costs of the roof maintenance that will begin next year. We are estimating that it will be \$20 per unit.
5. Review of 2018 Budget included in Agenda
 - a. Cement work, gutter repairs, and stucco are on this year's budget.
6. Residents unanimously agreed to discontinue the \$20 clubhouse reservation fee, effective April 1, 2018.

Resident Questions

1. Regarding Stucco repair; stucco repair was not done in 2017 due to unexpected expenses but will be done in 2018.
2. Numerous valve cover and timer covers are damaged and need to be fixed.

3. Residents are concerned with speeding in the complex, we are going to paint cross-walks on each corner and install the speed bumps.
4. Board member notified the committee that if residents and board members reach out to the school to notify parents not to park in the community when they are picking up their children and if it continues, we can notify West Jordan Police and they will provide a patrolman.
5. Resident expressed concern about students jumping over the fence on east side of the property. Committee will notify the elementary school to alert the parents/students as it is trespassing and could cause property damage.
6. Pool season will open May 18th and stay open October 1st, weather permitting.
7. Residents asked about pet issues; board asked that residents keep us informed of violations so we can address them. This has to be submitted through the website in order to have proper documentation.
8. Smoking outside units; though we cannot control smoking within the units, please understand that smoking in your garage and on your patio is against The Utah Clean Air Act. The HOA is not currently enforcing the Utah Secondhand Smoke Amendment, but it will be considered if necessary.
9. The committee now has a member that is willing to snake your dryer vent from the outside of your unit to your dryer or blower motor. This is a \$35 fee, if you are interested please email the Board and we will provide you their contact information. This is recommended annually to prevent dryer lint fires.

Elections

1. Residents ratified all Board members who were announced, Jeremy A, and Doug M, Mary R, Chass E.

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 3rd at 6pm
In the Ivy Springs Clubhouse
Open to the Public

