

**HI COUNTRY ESTATES PHASE 1 – HOMEOWNERS ASSOCIATION
QUARTERLY MEETING MINUTES
AUGUST 7 2017**

DIRECTORS PRESENT: Brad Barlocker, Bill Coon, Scott Shuler, Randy Crane

Lots Represented: 2, 19, 31, 34, 35, 36, 42, 53, 76, 77, 83, 84, 91, 93, 97, 99, 110

1. Welcome – Scott Shuler

2. Introductions

3. Previous Meeting Minutes Approval

Motion to Approve Minutes : Ken Anderson – Lot 36
Seconded by : Justin Dahl – Lot 76

4. Fire Report/Chipper Day Information – Terree Kay

Thanks to all those who participated in Chipper Day. The notification and reporting of hours is an important aspect of the program that enables the UFA and others to continue to obtain funding to help communities who are more active and participating. The amount of time is seriously under-reported, so if you've put any time into the clearing of your land to help with the fire hazard situation please be sure to report it. The forms are on the web site <http://www.hicountryestates.org> and can be submitted directly via the directions on the form online, or the form can be handed to Terree Kay at the next HOA meeting. In the past, our efforts have enabled us to get greater support.

There is no time deadline, and the reported hours can occur continuously as they are happening. It is also possible to report previous periods of work.

Looking at Cedar Glenn Cir, as the next area to tackle.

It was mentioned to avoid driving cars and ATV's over tall grass as the hot exhaust pipes on these vehicle can start a fire.

It was mentioned the responsibility for removing the following noxious weeds (see table below)

Thistle	Myrtle
 <p style="text-align: right; font-size: small;">Nathan Belliston</p>	

5. Financial Report – Brad Barlocker

Budget on track for this year. Snow removal costs were heavier last year, and will likely require a special assessment of ~\$200 per lot.

6. Legal Report – Randy Crane

Hearing on the easement of the back 40 acre lot (Dansie's). Judge is going to hear the motion to dismiss that Dansie's have presented. Location, West Jordan Court House, Courtroom 3, 28-Aug-2017 @ 2pm.

7. Common Area/Gate Report – Randy Crane

Waiting for city to finalize gate and other issues associated with the gate. Putting up cameras here shortly. A speed bump was put in, a shadow box was added

8. ACC – Justin Dahl

Nothing new to report concerning the Yaks.

9. Water Company Report – Brad Barlocker

Brad met with the city a couple of weeks ago. For those who may not be aware, Hi Country Estates Phase 1, owns our own water company, and we contract with Herriman city to maintain it. They do a wonderful job in keeping our system in working order. Recently there was a water issue in Dry Canyon Circle, in which all the piping was replaced, and asphalt repaired. Thanks to Herriman city, this issue was handle quickly and efficiently. We are still working on a secondary source for our water supply, and are building up money in a capital reserve fund. This capital reserve fund is to be used for water system improvements such as meter replacements, new pump stations, etc. Hoping to complete the second source next summer, with possible low interest rate loans available. Currently about \$150,000.00 in the fund.

TODO: Jennifer Johnson brought up the fact that there are no bollards to protect the well head at the dumpster. Brad suggested adding this as a todo for the water system.

Donna Coon asked about costs for a pump station, it was suggested it might be around \$200k-\$250k.

Some questions about how the pump station would help the HOA. Current water sources are limited on flow rate (~120 GPM), a new second source by the gate could provide upwards of 500 GPM (gallons per minute), which would be helpful in cases of fire emergency and getting water to the upper tanks as quickly as possible.

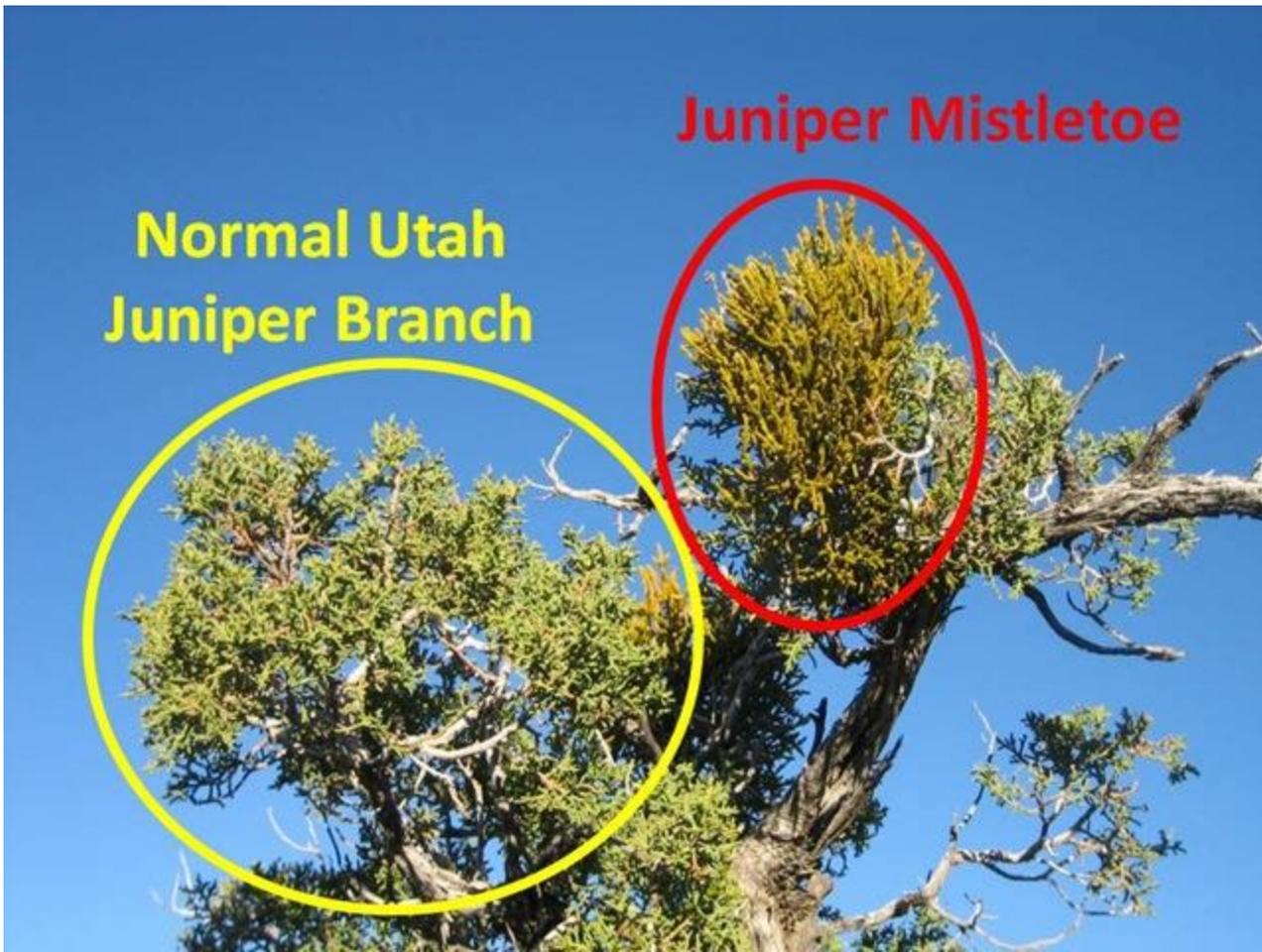
10. Road/Community – Scott Shuler

The slurry has been finished up for this year. They still have some work to do the shoulders. Scott asked if homeowners could take a look and see if they have an culverts near their house and if possible to help clean them out, and if the task was too large to contact the directors about coordinating some help.

It was suggested that in the future, it would be helpful if better announcement of the road repairs occurred so that homeowners can get quotes from the asphalt company to do their own roads at the same time, while they are already staged in the area.

11. New Business

Jennifer Johnson, Lot 84, mentioned how many of our junipers are fighting with a mistletoe parasite. It can steal nutrients from the trees and over the long term will kill the juniper. See image below:



She is willing to help gather information for homeowners and provide some suggestions perhaps on how to remove it.

Ms. Johnson also had a question about the regularity of the meetings, and if the schedule could be announced a year in advance for planning purposes. Scott mentioned that it's generally the first week of the quarter. As we've recently moved to a new venue, things should start to normalize again.

Ms. Johnson also had a question about reviewing the bylaws, and modifying the bylaws to align more with the wishes of the homeowners. In particular with respect to animals, etc. She is willing to do some community outreach to see what the community wants.

Gate Operators:

For those who would like new gate operators, they are available for \$20 each. Please contact K&R

Hi Country Estates Phase I HOA, PO Box 242, Lehi, Utah 84043
Phone: 801-610-9440 Email: kenny@krhoautah.com

The basic process is you will make a check out to Hi-Country Estates Phase 1 in the amount of \$20 x [number of operators]. If you would like 3 operators the total would be \$60 on the check. When K&R receive the money, they will notify you of a pickup contact located in Hi-Country Estates where you can obtain your operators.

12. Adjournment

Motion to Close : Ken Anderson – Lot 36
Seconded by : Justin Dahl – Lot 76