

Mulberry Grove HOA Annual Meeting Minutes, Draft

June 30, 2014

Mulberry Grove Parkland

Attending: Monica Hansen, Jason Hansen, Gary Hoel, Steve Hawks, Jaylynn Hawks, Kalen Jones, Susie Harrington, Michelle Wiley (Chair and Secretary), Clair Appel. Proxies: Anne Wilson and Peter Lawson represented by Kalen Jones, Elizabeth Morton represented by the Executive Board.

1. Certification of quorum; 26 of 42 lot owners were present and/or represented by proxy, providing 60% of 60% required for quorum.
2. Approval of 2014 HOA meeting minutes- Kalen Jones moved to approve, Michelle Wiley seconded, unanimously approved.
3. Pond and irrigation update per Kalen. Kalen reported that there has been excess sedimentation. Claire recalled that last summer there was significant scum growth. It was speculated that the problem will be alleviated once more folks are hooked up to irrigation because pond water will be moving more.
4. Emergency access per Kalen- Kalen met with fire chief and they said they need 20' wide emergency access corridor at all times. Asphalt is 10' wide and there is an additional 5' of all weather surface road base on either side of asphalt that must remain unobstructed (no big rocks, fencing...). Any lots with obstruction in the emergency access corridor must remove obstructions ASAP
5. Lot sale update- lots are selling and there are three lots currently under contract: , #16 and #22/24. The sale of Lot #34 closed yesterday.
6. Proposed amendments to Rules & Regulations regarding the Design Review procedure: the DR process guidelines were created before any DR had actually happened. Since then, the DRC has learned a few things. The main amendment is to allow folks to submit a preliminary design (opposed to full construction drawings) so that they know if they can build what they want and then get some feedback from the DRC. Questions may be addressed to Kalen (kalen@withgaia.com ;

435.259.7073). Please respond with a vote via mail by July 30, 2015 per the meeting notice.

7. Green Building Program Amendments- Now that the DRC has experience with reviewing lot owners' GBP submissions, they want to clarify some aspects of it to make things more clear. Also, the International Building Code has now caught up to MG energy efficiency standards, so MG is no longer ahead of the game. It is proposed that MG uses the IBC's energy efficiency standard. Additionally, there is a proposal to award credits for swamp coolers. Questions may be addressed to Kalen. Please respond with a vote via mail by July 30, 2015 per the meeting notice.
8. Local occupancy/second home issue- There has been a lot of interest from out of town buyers. The concept of MG is to be a community and it will be difficult to achieve that if there are a lot of empty houses here. Kalen, Susie, and Anne have contracted Deed Restriction language to address this; please see meeting notice for language and more info. Adopting it is completely voluntary, on a lot-by-lot basis. Please contact Susie and Kalen within a month if you are interested in pursuing this, or have questions. Some lot owners present expressed interest; others had concerns, most notably the possible impact on resale. Please continue to discuss this issue amongst yourselves.
9. HOA dues will commence starting January 2016 and are estimated to be about \$75 per month. A portion of the money will go into a long term fund that will take care of big projects such as repairs on the carports and other infrastructure. The remaining portion will be used for maintenance such as landscaping, pond maintenance, etc. HOA will decide how they want to spend the money.
10. Executive board election: Susie Harrington makes the following motion, seconded by Michelle Wiley, which was unanimously approved-
President: Kalen Jones; Vice President: Anne Wilson; Secretary: Michelle Wiley; Treasurer: Jaylynn Hawks; At Large Position: still open (anyone interested??)

Adjourned at 9pm