

TUHAYE HOMEOWNERS ASSOCIATION
Q4 2022 BOARD MEETING MINUTES
MARCH 7, 2023
11:00 AM to 11:30 AM

BOARD MEMBERS PRESENT:

Jeff Butterworth | Storied Living DV
John Corbett | Storied Deer Valley
Lisa Reynolds | Storied Deer Valley

IN ATTENDANCE BY PHONE: There were approximately 15 owners on the call.

STAFF PRESENT: Trish Waterman, Jessica Layton, Steve Mair, Codiann Lance, Steve Sovinsky and Tonya Farnsworth

MEETING CALLED TO ORDER: Jeff called the meeting to order at 11:04 AM.

REVIEW AND APPROVAL OF THE OCTOBER 20, 2022 BOARD MEETING MINUTES:

John made a motion to approve the meeting minutes, Lisa seconded and the motion was carried.

Q4 2022 FINANCIAL REVIEW:

- YTD Revenue is \$3.8M, compared to \$1.6M budgeted.
 - YTD Reinvestment fees are \$2.6M, compared to \$800K budgeted.
 - YTD ARC Review fees are \$372K, compared to \$167K budgeted.
 - There was \$41k collected in fines from contractor construction violations.
- YTD Expenses are \$1.5M, compared to \$1.6M budgeted.
 - Admin expenses are over budget by \$9K.
 - Vehicles and equipment are over budget by \$22K, related to increased costs for cutting edges, tires, new tools, and cabinets for storage in shop for growing fleet.
 - Fuel is over budget by \$21K due to higher gas prices last year, an additional plow truck operating and above average snowfall in November and December.
 - Security is over budget \$4k, related to higher fuel prices and wages.
 - Entryway and Gatehouse are over budget by \$8K. A new barn style door for the gatehouse was installed. Natural gas prices are up, and there were electrical repairs at the front entry.
 - Payroll is over budget by \$57K, due to wage increases for maintenance staff after budget was approved, snow removal overtime in November and December and increased wages to recruit employees for seasonal snow removal.
 - Road expenses are over budget \$38K, due to salt in November and December.
 - All other expenses are at or under budget.
- YTD Net revenue for Q4 is \$2,233,097, compared to \$0 budgeted.
- The reserve study will be updated this summer. The HOA will be doing an equipment reserve study this year too. The HOA equipment fleet is growing, and we want to be sure we are adequately funded for future purchases and replacements.

- At year end the reserve fund was \$2.3M, which is 101% funded.
- The audit is underway and a draft is anticipated by the end of April.
- Maintenance is requesting the purchase of a trackless blower, which the estimated cost is \$130k. John made a motion to approve the purchase of the blower, Lisa seconded, motion carried.

CONSTRUCTION UPDATE:

- There are currently 75 homes under construction.
- There are 162 homes built and 608 lots sold.
- There are approximately 50 single family homes going through the architectural review process or waiting on building permits with Wasatch County.

PROPERTY MAINTENANCE AND IMPROVEMENTS:

- The snow fall and plowing efforts this winter have been challenging.
- We ask that individual home snowplow crews do not push snow off driveways into the street, across the street or onto adjacent properties. The snow should be stored on the owner's property.
- Individual homeowner snowplow service companies can access the property starting at 6:00am.
- When snowplows pass homes, the snow plowed onto the driveway approach is the responsibility of the homeowner to remove.
- Please keep in mind that after each storm event passes our crews are still very busy at work. The after the storm steps include pushing edges back to widen the roads to allow for future snow storage, hauling off snow and clearing out fire hydrants.
- We ask that owners please put their trash containers at the end of their driveway and not in the street. This is to ensure plows have a clear path and to avoid any potential damage to containers.

MANAGER UPDATES:

- 2022 Year End Sales: 55 resales and 107 original sales.
- Year to Date Sales: 6 resales and 10 original sales at the time of this report.
- The permit for the new gatehouse building at the back gate has been issued. Due to the amount of snow, construction is anticipated to start late April/mid May.
- Construction on the mailbox expansion has not moved quickly. The old roof was removed and new trusses and roof were framed. We appreciate your patience as this project continues.
- The location for the dog park will be to the east of the tennis courts and the project should start this spring.
- The HOA will be installing a 5 foot wide walking trail along Tuhaye Park Drive starting at the Welcome Center down to the Clubhouse. The walking trails will be expanded around the community linking various areas to the Clubhouse. We anticipate starting the trails this spring.
- Seasonal holiday lighting ended March 1, 2023.

- DwellingLive: As a friendly reminder, every Tuhaye owner can utilize the Dwelling Live app for access to the community 24 hours a day. If you have not downloaded the app yet, please make sure you have received an email from DwellingLive, which will prompt you to register on their website. If you are not sure you received the email from DwellingLive, please go to <https://community.dwellinglive.com> and the temporary password is Talisker1
- We would like to kindly remind homeowners of the following regarding mail and delivery.
 - Please make sure to check your mailboxes frequently at the existing mailbox kiosk. The existing parcel boxes in the mailbox kiosk are continuously full and need to be emptied regularly to allow delivery for other parcels.
 - Only completed homes with a Certificate of Occupancy and/or Closing Documents along with valid identification presented to the Kamas Post Office are eligible for a mailbox in Tuhaye.
 - The Tuhaye HOA does not issue mailboxes, nor do we have access to keys for the mailboxes. This is all done through the Kamas Post Office.
 - If you have a home under construction, please do not send packages to your address. The address is not yet eligible for a mailbox and the Kamas Post Office will return the packages back to the sender.
 - To accommodate all owners in the small building at the gatehouse, the Post Office will only deliver 5 packages per household to the front gate. If there are more than 5 packages you will need to pick them up at the Kamas Post Office.
 - We have asked the Post Office to let the gatehouse know if you have more packages to pick up at the Kamas Post Office. The gatehouse will email and notify you.
 - The Kamas Post Office will not contact you directly to let you know you have packages at the Kamas Post Office.
- Dogs should be leashed at all times for their safety. Owners are required to pick-up after their dogs and dispose of the waste in an appropriate trash receptacle. Please help us keep the streets clear of dog waste.

NEW BUSINESS:

There was no new business.

OTHER:

A question was asked how many total lots are in Tuhaye and how many are left to sell. There are 745 with 63 left to sell.

ADJOURN:

John made a motion to adjourn, Lisa seconded and the meeting was adjourned at 11:20 AM.