



WV3309004

GRAND TETON OWNERS ASSOCIATION

9/16/2023 Meeting Minutes – Common Area 2pm

E# 3309004 PG 1 OF 2

LEANN H KILTS, WEBER CTY. RECORDER
19-DEC-23 358 PM FEE \$40.00 SED
REC FOR: GRAND TETON VILLAGE

ds

Meeting was called to order at 2:05 pm on September 16, 2023 by Tara Rodriguez, President. 13 owners were present. 2 proxies were received by the Board.

Accounting:

Budget was given to all in attendance. Budget showed breakdown of how individual HOA fees are allotted to each bill.

Insurance:

The insurance cost has increased again. The HOA is switching to Cincinnati Insurance. Tara and Krietic worked many hours getting quotes and picking apart those quotes to remove coverage that does not pertain to the community. Owners were notified to contact Heiner's insurance in Ogden for any insurance related questions.

HOA Fees:

Fees will be increasing to \$200 monthly. There was discussion on either raising monthly fees or doing special assessments as needed.

Property Maintenance:

Gutter cleaning is the responsibility of the owner.

Lawn issues – reseeding areas of the property. We have seed and will be reseeding the west side as needed as those sprinklers have been fixed. East side the sprinklers have not been fixed.

Parking:

No parking on the street across from another vehicle

If your guests park like this, please ask them to move their vehicle

With winter approaching, no on street parking if there is forecasted snowfall in excess of 2 inches. This is to make sure we do not have any issues with snow removal

Please be respectful of your neighbors and their visitors. We have very limited parking.

Winter:

Owners are responsible for salting their own driveway. If you are in need of assistance with this, please contact a HOA Board member.

Board Members:

Opportunity to join the board was presented. There were no interested parties. Marv proposed that we keep current board members. Della seconded, all in favor.

Open Forum:

Marv and Art questioned the cost of the sprinkler repair/replacement on the West side of the property.

Krietic explained the cost of bug care and lawn seed.

Tara explained the reason mulch was used around the buildings versus rock. Cost effective and more labor conducive.

Dani (proxy) brought up concerns about the tree to the west of her mother's unit. At this time there is no money in the budget to spray the tree. We would need to spray all of the trees and that still would not guarantee that the trees would not have bugs. If, however, the tree dies it will be removed.

Della proposed that late fees increase from \$10 to \$25. Marv seconded this, all in favor. Late fees will increase to \$25 if payment is received after the 15th of the month.

Closing:

Tara Rodriguez called the meeting to an end at 3:18 pm, Kriktie seconded this motion. All in favor.

Legal Description

ALL OF LOTS 1 THROUGH 24, GRAND TETON VILLAGE TOWNHOMES, PRUD, OGDEN CITY, WEBER COUNTY, UTAH.

SURVEY DESCRIPTION

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF 800 NORTH STREET AND THE EAST BOUNDARY LINE OF RON-CLAIRE VILLAGE NO. 3, SAID POINT BEING N89.57'00"W 147.87 FEET FROM THE FOUND OGDEN CITY STREET MONUMENT AT THE INTERSECTION OF JEFFERSON AVENUE AND SAID 800 NORTH STREET (BASIS OF BEARINGS BEING N00.03'00"R ALONG THE CENTERLINE OF JEFFERSON AVENUE); THENCE N89.57'00"W ALONG THE CENTERLINE OF 800 NORTH STREET 373.81 FEET; THENCE NORTH 293.00 FEET; THENCE S89.57'00"E 374.07 FEET TO THE WEST BOUNDARY OF RON-CLAIRE VILLAGE NO. 3; THENCE S00.03'00"W ALONG SAID WEST LINE 293.00 FEET TO THE POINT OF BEGINNING.

11-316-001 THRU 0025

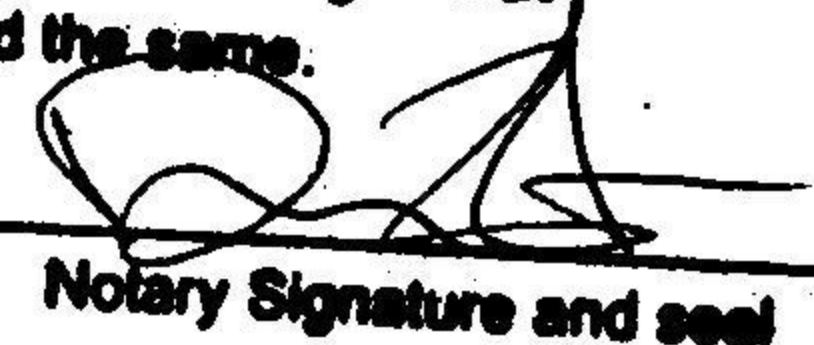


Tara Rodriguez
President Grand Teton Homeowners Association

12/19/2023

Date:

Subscribed and sworn to before me this 19 day of December, 2023

STATE OF Utah Weber County:
On this 19 day of December, 2023.
Personally appeared before me Tara M. Rodriguez
And proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) (is/are) subscribed
to this instrument, and acknowledged that
(he/she/they) executed the same.
My Commission expires: 02-24-2024

Notary Signature and seal

