

## **SOUTH MOUNTAIN HOMEOWNERS ASSOCIATION**

### **Meeting Minutes of 9/20/2007**

#### Board Members in Attendance:

Joan Little

Scott Openshaw

Dick Robinson

Ken Murdock

Garry Bond

Tom Brock

Lynn Richards

Alan Wheatley

Elise Blomer

#### Board Members Not in Attendance

Richard Miller

#### Guests

Peter Hoegel

Joanna Smith

#### Minutes of 8/23/2007 were approved

1. Neighborhood Watch – Joan reported that the Draper Police were to meet with us tonight to discuss this program but were unable to make it. There have been a number of incidents reported that suggest a neighborhood watch is needed. The first thing is to decide how complete a program do we want and can support. Joan said she favors the low end of the options which might be nothing more than putting temporary signs on our private cars and patrolling the neighborhood. Suspicious acts would then be reported to the police. The consensus was that we need to implement such a program which would also bring residents together in a common cause.
2. Centennial Heights has disbanded their Homeowners Association. This presents an opportunity for us to approach them about joining our Association. Scott and Elise will look into it.
3. Bulk Trash Program. Cost estimates for the program that the city will allow us to sponsor will be about \$2000 which is well above previous costs. Additional costs are probable because of our thirty-day liability for any problems caused after the pickup period is over. A third option discussed was to send a post card to all members informing them about how they as individuals can arrange with the city for a special bulk trash pickup for a fee. The Board favored the third option.
4. Newcomers. It has been determined how we can identify all South Mountain newcomers so it was decided that Board members would deliver gift baskets along with an invitation to join the Association. A number of businesses have already agreed to provide items for the gift basket. The first deliveries will be made on October 6 by Joan, Scott, Ken, Lynn and Alan. Postcards will be mailed to all South Mountain residents with information about our new web site and a special invitation to join the Homeowners Association.
5. Commercial Development. Alan Wheatley reported that a number of new business would be moving to Draper in the near future, including four new restaurants; a Sees candy store; additional furniture stores to be located near the IKEA store; AIG Headquarters; a retail office

building. The most significant new business will be the Karl Malone auto dealership which will be sited near the new Wal Mart.

6. Financial Report. Current balance is \$14057. Final payment has been made for the sign lights on Traverse Ridge, however, there may be additional costs if we have to increase the number of solar panels.
7. Landscaping maintenance. There was a discussion as to whether we ought to hire a firm to do this or get residents to volunteer to take a turn. The board preference was to get volunteers if we can. Dick is to meet with Randal Ralph to see if he would be willing to be in charge of landscaping maintenance and supervise a volunteer program.
8. Traverse Ridge sign. At present the sign is not adequately lit to make the lettering readily visible. The contractor is in the process of widening the light beam to see if that will help.
9. Tree Replacement. One of the evergreen trees died this summer and needs to be replaced. Dick and Garry will talk with several sources, including the city to determine the cost.
10. Meeting schedule. It was agreed that we would continue to meet every third Thursday at 7:00PM, however, it is the President's prerogative to occasionally deviate if absolutely necessary. It was agreed that meetings would end not later than 8:30 unless urgent business dictates otherwise.
11. Sign Ordinance. Garry presented a summary of the city sign ordinance that will be included in our web site. Joan asked Garry to also include the rules pertaining to Draper Days and elections. It was again pointed out that as Board members we have no legal right to remove illegal signs, however, as private citizens we can use our discretion. Ideally, any signs removed should be turned in to the city (Darryl Sheley)
12. Scout cleanup. Will be held on October 13<sup>th</sup>. Scouts will police all common areas and SMHOA will provide orange vests and plastic bags. Filled bags will be left on either Highland Drive or the vacant lot next to Garry's home.  
Next meeting is scheduled for October 18<sup>th</sup>.