EAST MOUNTAIN OWNERS MEETING
November 13, 2021

Start time: 09:00 MST

Attendees: Joey, Aaron, Jim and Miriam Orr, Alex, Jenny, Ben Accinelli, Jonathan Boone

Approval of agenda; time certain for ending meeting at 09:55.

Introduction of board members by Joey.
No amendments; approved by board.

President's Report
Events this year thwarted by the pandemic, scheduling issues.
Found cheaper landscaping company for this coming year after review by Jim of some of their other properties.

Introduction of board members.
Joey - homeowners for a few years, but lived here for about ten (10) years; door always open, trying to help be part of a happy and helpful HOA.
Aaron - been here for a while.
Alex - Ending his term on the board; in the neighborhood for about seven (7) years; reducing stresses in life and the board term is part of that.
Jenny - Lived here for twenty-three (23) years; homeowners for nineteen (19) years; helps with activities.
Jim - Residents since 1995 (26-27 years); on and off board member during that time; focus on landscaping; works for city of Orem in charge of parks, sports fields, will be retiring in the next year or two (2).

Financial report
$155,893.35 in assets, $10k-ish in liabilities.
Expenses around management company, landscaping, etc.
Joey mentioned expenses to management company, landscaping, water line repair, etc.
New landscaping company for 2022: Bolli.
Aaron brought up the "cash" on hand amount; reserve study, the "wall" needing to be replaced.

Reserve study
Because (per legislators and lawyers) our CC&Rs require a reserve study, we are required to do a reserve study regularly.
Recommendation from the review is over $300k.
Questions from Ben: does the wall have to be brick? Does it have to be done all at once?
Aaron provided a summary of some issues around the wall.
Jonathan and Jim provided historical information; fiberglass (not styrofoam) for the wall.

Election or Vacant Board Seat
No nominations.

No new business.

Meeting ended at 09:46 MST