
Dade Rose called the Meeting to Order.
Richard Cook kept the minutes of the Meeting.

Thank you to all who are attending.  Rob Miller was excused due to his mother passing away this afternoon.

Notice of the Meeting was given on April 26, 2012 to all of the owners.

Dade Rose asked if there were any proxies.  Randy Worrall presented proxies given to him for the Hamiltons, Travises, Bednars, Barnes, Passages, Duncans, Campbells, Witworth—Choicenet, Gorgas, Korreses.

1st Item of Business

Discussion and Vote on the Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Links at the Homestead (a Planned Unit Development).

Dade Rose asked if there were any questions about the Amended and Restated Declaration?

Randy Worrall asked to discuss the many issues or questions he had about the Amended and Restated Declaration.  This discussion went for well over an hour and included, without limitation, the following issues:

- Randy objected to Recital H that “the property owners” approved the Amended and Restated Declaration.  He wanted this to be changed to reflect some of the property owners would vote against the Amended and Restated Declaration.  Dade Rose said they would make that change.

- Discussion of Section 1.5, the operating funds, reserve account, etc.

- Discussion of Declarant’s work with Dowdells to collect the back amounts owed, Richard Cooks visits to their home, communications with the Bednars and the title company to insure the back payments were collected.  Discussion of how to allocate any back payments collected from the Dowdells in connection with the sale of their property to the Bednars; request for more information regarding the funds collected from the Dowdells’ sale.
• Discussion of Section 1.9, definition of “Owner” and Section 1.14 “Fee Owner”; discussion of allowances for Owners or Lot Owners.

• Discussion of Section 1.9 versus Section 1.20.

• Discussion of Lot Sale Program, requirement that construction of homes only be done by the Declarant, Declarant’s right to buy any lots back from the buyers if home are not built on them within a few years, etc.

• Discussion of snow removal.

• Discussion of Section 1.21, the Water Lease payments and that those water payments are included in the $250 per month fees and are not in addition to the $250 per month.

• Discussion of Sections 4.3 and 4.6, Subdivision, etc.

• Discussion of Section 5.6, “Owner”.

• Discussion of Section 7.12.

• Discussion of Section 9.1, the maintenance of the Common Areas, the source materials or documents for some of those obligations.

• Discussion of Section 10.2 and the special assessment process.

• Discussion of Section 10.4, reserve fund contributions being contributed in part at initial sale of Declarant and additional contributions being made on subsequent sales by home owners, the benefits to the HOA of gaining further deposits from these later sales, etc.

• Discussion of Section 10.5 and how Owners of Units and Owners of Lots will be assessed.

• Discussion of Section 11.2 regarding Insurance. We may want to periodically review the insurance coverage the HOA possesses.

• Discussion of Sections 17.5 and 17.6, the Declarant’s approval of litigation or amendments, etc.

• Discussion of Annual Meeting times, no further meetings planned for this summer, when to do the annual budget, etc.

• Question raised regarding FHA requirement of 10% reserves?
A motion to call for a vote on approving the Amended and Restated Declaration, authorizing the Declarant to revise this document as mutually consented to this evening, take any related actions needed and record the same with the Wasatch County Recorder. Motion was seconded. Declarant voted all of its votes in favor, Randy Worrall and the proxies he held voted against. Motion carried.

2nd Item of Business

General discussion of the proposed Amendment to the Articles of Incorporation of the Links at the Homestead Owners Association, Inc.

A motion to call for a vote on approving the proposed Amendment to the Articles of Incorporation of the HOA, authorizing the Declarant to execute this Amendment, take any related actions needed and file the same with the Utah Division of Corporations and Commercial Code. Motion was seconded. Declarant voted all of its votes in favor, Randy Worrall and the proxies he held voted against. Motion carried.

3rd Item of Business

General discussion of the proposed Bylaws of Incorporation of the Links at the Homestead Owners Association, Inc. and their adoption.

A motion to call for a vote on approving the proposed Bylaws of the Links at the Homestead Owners Association, Inc., authorizing the Declarant to execute the Bylaws, take any related actions needed and record the same with the Wasatch County Recorder. Motion was seconded. Declarant voted all of its votes in favor, Randy Worrall and the proxies he held voted against. Motion carried.

4th Item of Business

Discussion of landscape plan being formulated for the project, donation by the Taylors and the Declarant of Lot 5 to the HOA to be used as open space, construction being done by Regal Homes (Rick Lloyd), swimming pool planned to open on Memorial Day, and other general matters.

Meeting adjourned.