

SPHOA 2/6/13

7:00p Quinones House

Attendance

C. Stuart

C. Eroh

M.Q

C.Q

K. Kunkel

N. Bond

J. Van Jura

Need a new president – craig moving

Treasurer's report

As of 2/5/12: Checking = \$7,879.68 and Savings = \$12,274.76

See attached

Taxes out to Accountant

Paid General Liability insurance

add \$\$ in bank

Minutes read,

Approved as read

Josh V presenting chickens

not sure wants chickens

went to county, county sent to hoa

chris, should have chicken committy if approved

josh proposed chicken regulations

coop, must meet regulations

proposed regulations:

Max Chickens Allowed          6

Roosters Allowed                      No

Permit Required                      Yes

COOP RESTRICTIONS- Chickens shall be confined within a secure outdoor enclosed area. 1. The enclosed area shall include a covered, ventilated, and predator-resistant chicken coop. a. The coop shall have a minimum floor area of at least two (2) square feet per chicken. b. If chickens are not allowed to roam within an enclosed area outside the coop, the coop shall have a minimum floor area of six (6) square feet per chicken. 2. The coop shall not be located in a front yard and at least twenty-five (25) feet from any dwelling located on an adjacent lot. a. The coop and enclosed area shall be maintained in a

neat and sanitary condition

KEEPING CHICKENS: A. Subject to the requirements of this section and any other applicable provision of this chapter, six (6) hen chickens (and no roosters) may be kept on a lot or parcel of land in a residential district for the sole purpose of producing eggs. The principal use on the lot or parcel shall be a one-family dwelling, a two-family dwelling, or a multi-family dwelling. B. Chickens shall be confined within a secure outdoor enclosed area. 1. The enclosed area shall include a covered, ventilated, and predator-resistant chicken coop. a. The coop shall have a minimum floor area of at least two (2) square feet per chicken. b. If chickens are not allowed to roam within an enclosed area outside the coop, the coop shall have a minimum floor area of six (6) square feet per chicken. 2. The coop shall not be located in a front yard and at least twenty-five (25) feet from any dwelling located on an adjacent lot. a. The coop and enclosed area shall be maintained in a neat and sanitary condition. b. No chicken shall be permitted to roam outside the coop or enclosed area. 3. Chicken feed shall be stored and dispensed in rodent-proof and predator-proof containers. C. Chickens shall not be kept on a residential lot or parcel unless the person keeping chickens first obtains a permit. 1. The permittee shall acknowledge the rules set forth in this section and shall, as a condition of permit issuance, agree in writing to comply with such rules. 2. The permit shall be good for one (1) year and may be renewed annually. D. It shall be unlawful for any person to keep any chicken in a residential district in a manner contrary to the provisions of this section.

craig

is this something we want to allow in the HOA  
second what do we want to regulate

nancy

knows people that have chickens in plat a  
they look pretty shoddy  
ok if there are rules in place

craig

as a libertarian don't want anyone telling what to do  
lots of free range dogs

thinks it could be done, but will be an expensive proposition

hoa to form a chicken regulation sub committee, josh willing to be a member

charlie architectural committee report

call from arch

decigning house at 230 parkview, house is on uphill side  
person to email plans to charlie, will forward them when received  
owner wants to start building this spring  
wants to know if the hoa can deny a permit

2<sup>nd</sup> item is vynal siding acceptable – no  
lastly last fall don brought up about the burned house, some people are concerned about  
the hazard from the existance of the house, charlie sent a letter to asking about adding a  
fence, has had no response, tried to phone, was forwarded to a cleaning service, today.

chris website

having website issues  
spigot wants \$70/hr for working on site, voted approved  
we should set a budget for maintenance proposed \$500 add to budget

select new pres, chris elected unanimously. nancy to help.

craig to findout what parcels the county owns, snow storage etc. try to make them pocket  
parks, maybe sphoa maintains them. check on whose laibility would have to cover.  
craig to help as much as he can, will be between here and portland

utah open lands now owns toll canyon, closed Monday. plannign on leaving as is, may  
add a connector to millennial trail. general plan now covers trailheads.

budget:

see attached

item 1 buisness liscence renewal \$50

dues notification: increase to dues billing budget, old \$450

nancy to contact june

po box went up to \$70 last year

general liabillity \$744 paid

need to budget for an additional 3 dumpsters, 275 per bump it to \$4000

sprint to summit, budget amended

remove no worries sign from budget

cc&rs

k been talking to peyton guyman

meeting w/ monday, to record plat a affidavit,easy but will cost \$\$\$ for attorney fees,  
minimum budget cost \$600, will make boiler plate form to create new cc&r for everyone.

budget \$1k per plat, attorney fees and recording. GJ (\$4k)

block parties would be a good way to advertize HOA bennifits

first neighborhood plan 26 of march, 6:00 at Richins Building

debate about whether gp should be advisory or regulatory. if stays advisory, then the development code will rule, and gp for clarification. (see CAGE news letter)

Next meeting mar 6. 7:00p  
motion to adjourn 9:00p