

Agenda

Board of Directors Meeting

Legacy Mountain Homeowners' Association

April 28, 2025

In Attendance:

Board of Directors and Officers: Richard Sudweeks, Jason Turner, Julie Panter, Kirk Gamble, Marcus Lunt, Ken Allred, Mark Bagley, Judy Berg

Other Lot Owners: Todd Panter, Julie Stephens, Stephanie Poulsen, Kenneth Kowalczyk, Anthony Frixione, Chris Hermansen, Brendon Schmidt, Carrie, Cortland Pearson, Richard Hoffman, Jikza Nolan, Mike Carlton, Aimee Gamble, Loraine Carlton, Megan Burgin, Ross Hirschi

Welcome: Richard

1. Opportunity for HOA members to speak to the board:

Aimee Gamble:

Requested her statement be entered into the official HOA minutes. Stated that their secondary structure (steel container) was properly approved following HOA requirements and their cabin has passed county inspection. There is no HOA rule setting a time limit for completing finishing work on secondary structures; thus, they remain compliant. Finishing work was delayed due to her husband's back injury and the short building season. They had previously complied with rules even when denied accessory structures. She suggested the HOA revise rules to set clear deadlines for completing accessory structures. Expressed frustration with the board's failure to enforce rules fairly and consistently. Confirmed they will complete the project once weather and roads permit. Requested that discussion about their container cease, as they are in compliance. Criticized others who have disregarded rules without consequences. Emphasized the importance of protecting property values and fairness to all members.

Kenneth Kowalczyk:

Thanked the board for their support. Supported Amy Gamble's point regarding ARC (Architectural Review Committee) approvals, emphasizing that approvals should be upheld. Mentioned he has signed letters from prior ARC members allowing him to proceed with his work. Called for the community to embrace innovative and fire-resistant building materials to improve the mountain and property values. Encouraged a forward-thinking approach to construction given high costs of traditional materials. Looked forward to a positive and productive summer.

0. Approval of minutes of the Board Meeting held on April 14, 2025

Jason Turner motioned to approve the minutes.

Marcus Lunt seconded the motion.

All board members approved the minutes unanimously.

0. Update on culinary water issues: Mark Bagley

Four major concerns were discussed regarding the water situation: water still needs to be delivered to all lots, a boil water advisory remains in effect, the water company is underfunded, and fire hydrants must be fully operational to protect cabins. The water company's legal team has requested a 45-day extension from the Public Service Commission to submit a plan, and the HOA is awaiting their proposed solution. On a positive note, billing operations have improved, with a new individual managing communication and responding to lot owner inquiries in a timely manner. Historically, a 2015 letter from the State of Utah instructed Lynn Stratford, who was one of the principal owners of the water company at that time, that they must charge a standby fee to all lot owners to maintain the financial health of the water company, in compliance with Public Utilities Commission regulations. Mark Bagley emphasized that while the water company must meet its obligations, lot owners must also consistently pay their fees to keep the system viable. Richard Sudweeks reminded the board of a recent meeting with Legacy Sweetwater, where both sides agreed the current situation is unsustainable and that collaborative planning is needed. The 45-day extension aims to allow for a comprehensive improvement plan. Lastly, Mark Bagley noted he reached out to the water company but is still waiting for a response and wants to confirm the correct contact person before sharing the information with members.

4. Status report regarding delivery of annual dues statement and the opportunity for members to pay their dues online: Judy Berg and Jason Turner

Jason Turner explained that dues statements should be sent by May 1st, with payment due by June 1st. The HOA is using the website for billing, but members should be aware there's a learning curve and only one email/registration is allowed per lot owner—additional accounts for spouses or others are not permitted.

5. Update on plans for the Workday on June 3, 2025: Jason Turner

Jason corrected the previously stated date, clarifying that it will be held on Saturday, May 31st, not June 3rd, with a tentative 9:00 AM start time pending confirmation from Sanpete County. Richard emphasized the importance of confirming the time, as the county has arrived earlier in the past, and Jason agreed to verify and notify members by email and the website. Richard also encouraged participation, noting it's a good time to spray for weeds. Jason added that thistles are already about 5 inches wide and that moving the Workday two weeks earlier than last year should improve weed control. He recommended members begin individual weed treatment using products like 2,4-D rather than waiting for the county spray. Lunch will be provided at the Sudweeks' cabin following Workday activities. It was also clarified that the annual HOA meeting will be held in July, not on Workday.

6. Request for permission to construct a cabin with a steel exterior

Megan Burgin presented a request to build a metal/steel exterior cabin: She submitted a preliminary design and wants to collaborate with the Design Committee to ensure it meets HOA standards -specifically, having two types of exterior materials. Marcus Lunt clarified that the rules prohibit aluminum and vinyl. Metal/steel is not specifically addressed in the current rules. Richard Sudweeks: Asked for board input, noting the rules might not need a full rewrite. Jason Turner: Supported revising the policy, saying today's building materials are much more attractive than in the past. Marcus Lunt: Asked Megan about her specific design ideas. Megan explained: darker colors, board and batten metal siding, plus faux stone or wood-wrapped posts — aiming for a warm, natural look with two-material compliance. Jason Turner and Ken: Suggested possibly setting a percentage requirement for materials to ensure cabins don't look like plain metal buildings (e.g., part stone/wood and part metal). Ken's Comments: Researched about 20 structural engineering websites featuring steel buildings. Supports allowing metal structures in the community in principle but has concerns: There is no clear standard yet for approving steel buildings. Without structure, the Architectural Review Committee (ARC) and HOA could be overwhelmed by too many different design requests and interpretations. Suggests the board quickly develop a clear foundation: Possibly using a percentage rule (requiring a mix of materials, not 100% steel). Specific guidance for design appearance, acceptable finishes, etc. Wants the ARC to review and categorize acceptable styles and materials before fully approving steel

structures. Emphasized urgency: they need to act quickly to allow homeowners to build during the summer season — but not rush without clear standards. Jason Turner's Comments: Pointed out that Megan's link shows steel-framed structures, which are more fire-safe than wood frames. Agrees that external appearance matters most — internal framing (steel vs wood) is less critical to the HOA's interests. Ken Reaffirmed: Fully supports steel structures for fire safety and durability. Main concern: Need to nail down the visual standards and approval process quickly to prevent future problems. Action Prompt by Richard Sudweeks: Asked the group for a formal proposal on how to move forward. Jason Turner's Formal Motion: Within 1 week, have the ARC (Architectural Review Committee) create a plan of action for revising the HOA Design Guidelines regarding metal/steel structures. Within 22 days, allow time for 15 days lot owner notice and prepare for an HOA meeting to discuss and possibly adopt the changes. Ken seconded Jason's motion. Board unanimously agreed. Assignments: Marcus Lunt committed to preparing draft standards within the week. He emphasized maintaining aesthetic quality, requiring a Type A, one-hour fire rating (to align with Sanpete County standards).

7. Request from Skyline Mountain Resort to support their construction of an Emergency Ingress-Egress Road

Skyline Mountain Resort requested support to build an emergency ingress/egress road through two Legacy Mountain HOA lots owned by Clint and Carrie Daly. The goal is to provide a second exit for Skyline's Section C subdivision, which currently has only one access point — a wildfire safety concern. The request originated in late 2022; negotiations are nearly finalized. The Dalys support the plan and reached agreeable terms.

Gates at both ends will remain closed and only open in emergencies. Designed to prevent public/ATV use.

Dalys granted access to Lot 1 via Juniper Drive as part of the agreement. Carrie acknowledged a slight potential lot devaluation but said overall benefits outweigh drawbacks. The road will also help access their Lot 1. Skyline will install and maintain the road, with Daly input on design and gate placement.

Jason Turner moved to approve; M. Bagley seconded. Board voted unanimously in favor.

8. Policy on keys to the snow gate:

Jason motioned to approve a lock change but brought up concerns about others wanting keys. Judy thinks we should notify people with keys so they can get their \$50 back. She also suggested as new cabins are built, they can assess at that time they can receive keys. Marcus seconds. None opposed.

9. Schedule for the next meeting of the board

Date: May 5, 2025

Time: 7pm

Adjournment