

Mount Haven HOA Annual Meeting 2019

June 3, 7-8 PM, Whitmore Library

Meeting minutes

Discussion of the following topics was led by Russ Zimmerman (President), Rob Andress (Vice President), Joan Moellmer (Treasurer), Chris Pond (Trustee), and Steve Hoskins (Water Master):

Electronic gate repairs

The electronic gate has a battery that should place the gate into an open position in case of power failure. That mechanism failed last winter and when someone forced the gate open the entire mechanism was damaged. The gate has been repaired but is currently kept in an open position until some adjustments are made to make it easier to bypass the power failure mode. Contact phone numbers will be posted for cases when the gate does not open. **DO NOT FORCE THE GATE OPEN!**

Road maintenance

Traffic volume has increased on Mt. Haven roads which will require more frequent repairs. We also had multiple construction projects that brought in heavy vehicles. Road repairs will focus on certain sections at a time with a rotation of about 5 years. Last year several sections on Moose Haven Lane were fixed and this year the focus will be on Bob Cat Haven Lane.

Fire prevention

Salt Lake County again encourages all landowners to collect dead wood and branches up to a height of 10 feet and place them roadside with the thick end pointing out. They take branches up to 4 inches thick. Dead wood can be cleared as far as 150 feet into Forrest Service land from neighboring properties. Please log your hours spent clearing wood on the SL County website (URL to be sent out by email). The Brighton emergency/fire committee is interested learning how many people live in our community and where the propane gas shutoff valves are located for each cabin and set up an emergency communication system in cases of a fire. HOA president Russ Zimmerman has volunteered to be our representative on this committee and can provide more information on these efforts.

Water system

Due to several leaks at faulty water valves leading to cabins the initial chlorine treatment of our water system failed, and the water tested positive for *E. coli*. The necessary repairs were carried out and the system was treated again. Test results were all negative and we are waiting for the result of a final sample from the spring. It is important that every homeowner is on our emailing list since this is the only way these safety issues can be communicated quickly. Please contact one of the board members with your updated contact information if you have not received recent communications regarding our water system.

We were again reminded that our water system is at the mercy of Salt Lake City and that it is very important that everyone complies with the required safety requirements. Additional requirements on the horizon may be the installation of backflow prevention devices for each cabin.

The infrastructure at the spring, the community tanks and the pipe system are deemed to be in good condition.

BCCA updates

The Big Cottonwood Canyon Association (BCCA) was set up for an un-incorporated area and will be disbanded once Brighton becomes incorporated.

The financial ramifications from the incorporation of Brighton are still unclear. There are only about 15 Mt. Have full time residents that can vote for the Brighton City Council and Mayor. Apparently, there is an opportunity for part-time resident representation with the Brighton Township. Contact Chris Pond or Russ Zimmerman for further information.

A new invasive pest, the aphid-like woolly adelgid, is making its way slowly into our canyon and is expected to do serious damage to many conifer species. Certain conifers, such as Douglas fir are more resistant. If planning on planting trees, please consult with a local expert on which species have the best chance in our future climate in the canyon.

Finances

The budget for last year broke even and no rate increases were necessary for the coming year.

Board elections

This year the positions of Treasurer and two Trustees were up for election. The owners present at the meeting voted unanimously to confirm the current holders of these positions for another term.