

Kim Read

From: Joyce Brown
Sent: Thursday, May 16, 2019 7:45 PM
To: Chad Wilkinson; Kim Read
Subject: Fwd: Daniels Canyon Subdivision - HOA Concern

Sent from my iPad

Begin forwarded message:

eric
From: NICOLE EVANS <NEVANS12@msn.com>
Date: May 16, 2019 at 3:29:35 PM MDT
To: "jbrown@laytoncity.org" <jbrown@laytoncity.org>, "scarter@laytoncity.org" <scarter@laytoncity.org>, "bdavis@laytoncity.org" <bdavis@laytoncity.org>, "tday@laytoncity.org" <tday@laytoncity.org>, "jpetro@laytoncity.org" <jpetro@laytoncity.org>
Cc: "eric.trucktech@gmail.com" <eric.trucktech@gmail.com>
Subject: Daniels Canyon Subdivision - HOA Concern

1149 N. Daniels Can Dr.

Dear Council Members,

By way of introduction, my name is Eric Evans and I am the Vice President of the Daniels Canyon Homeowners Association in East Layton. Our Board has considered the Daniels Canyon Subdivision Second Amendment to consolidate two lots into one for purposes of building a new resident in our planned community. The Board does not object to such consolidation, provided that a plat note be added that clarifies the combined lot will still be treated as two lots for purposes of HOA assessments.

Currently, our budget is based on 10 lots, with each homeowner paying a proportionate 1/10th share of common expenses. Reducing the subdivision to 9 lots means that the other owners will pay a higher maintenance fee in order to accommodate the new owner's desire to construct a larger residence within our community. The Board objects to this result. Accordingly, we respectfully request that the Council require that the lot still be treated as two lots for HOA membership and related assessment obligations as required by the Declaration. Kindly consider requiring this plat note be added as a precondition to the Council's approval tonight.

We note that the amended plat is scheduled as a consent item. We will be attending tonight's meeting and request that this item be removed from the consent items and discussed separately to address the HOA's concerns. We have likewise shared such concerns with the developer. He is aware of the HOA's request and has agreed that it is reasonable.

We look forward to discussing this matter with you at tonight's meeting.

Thank you,
Eric Evans
801.540.5555