

Cedar Pass Ranch
HOA Board Meeting Agenda November 1, 2018 7:00 pm

Welcome and Attendance Tiffany Felix

Board Members present: Mike Karr, Steve Weber, Kevin Burningham and Pat Dempsey

Consent Agenda:

1. Minutes from October 4, 2018 board meeting; Approved via email October 8, 2018.

Public Comment: (The public may address any issue not already included on the agenda. Please state your name for the official minutes and be mindful of the time of all meeting attendees by keeping your comment to 3 minutes.

Citizen asked for update regarding horse trail system. The job is becoming bigger than expected and we are still working on it.

Question about the election results. The current board members were announced and placed on the current HOA Facebook page again.

Question about the website. It will be up and running soon.

Reports:

1. Update on status of the City's plan for a stub road. Kevin

The horse trail system next to the stub road has been neglected. There also has been some vandalism regarding a vehicle being driven on an adjacent property.

It was advised to contact the Sheriff's Office regarding vandalism and trespassers.

It was mention Eagle Mountain City neglected to make not in their meeting minutes of the changes in the stub road. This problem was rectified.

A citizen asked a question whether Eagle Mountain city was going to take over the horse trails. It was discussed the city has not made an mention of the trails. We still need to finalize this idea and learn one was or the other what the city intends to do.

2. Update on city's repair of water flow from north of SR 73. Steve W

Nothing has changed. Some dirt was placed at SR-73 and until we get significant rain, we don't know if this will be fixed.

It was mentioned about talking with Heather Beck about mitigation of her property and the run off.

Action Items:

1. Bid to fix rock wall by bridge near 2871 Ranch Rd. Tiffany F.

A bid of \$6,900 was received. It was discussed and the entire wall needs to be rebuilt. More bids need to be received before deciding on who will be rewarded the bid and work can be started.

2. Proposed Process to Update the CPR HOA CC&Rs. Tiffany F.

It was asked to request volunteers to be on the committee to redo the CC&R's.

Citizen asked exactly what the process was going to be. Tiffany explained.

3 bids from attorneys have been received and will be chosen once the committee is formed.

It was explained this process will be long but very necessary.

Mike Karr made a motion to approve the process and this was seconded by Pat Dempsey. A vote with unanimous results from all board members present to move forward with the committee.

Board Business

Closed Session (The board will enter into a closed session in accordance with Utah Code 57-8a-226 to consult with an attorney for the purpose of obtaining legal advice; discuss ongoing or potential litigation, mediation, arbitration, or administrative proceedings; discuss a personnel matter, discuss a matter relating to contract negotiations, including review of a bid or proposal; discuss a matter that involves an individual if the discussion is likely to cause the individual undue embarrassment or violate the individual's reasonable expectation of privacy; or discuss a delinquent assessment of fines.)

Action Items, if any, from Closed Session

None

Adjourn

The next scheduled HOA Board meeting is Thursday, December 7, 2018, 7pm

Our mission is to enhance the quality of life in our neighborhood through effective and proactive management of our resources and our common areas, to have reliable and consistent enforcement of our rules and covenants and to provide ethical and fiscally responsible solutions that promote a strong sense of community in order to optimize our property values and plan for the future.