

Cedar Pass Ranch
HOA Board Meeting Minutes September 5, 2019 7:00 pm

Welcome and Attendance Mike, Richard, Kevin, Bettina, Scott, Jason and Steve C from Parker Brown.

Consent Agenda:

1. Minutes of prior meeting will be approved via email.
2. Reviewed and approved financials and accounts receivable presented by Steve Coltrin (Parker Brown).

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.

1. A homeowner was concerned about a tree that was planted by his neighbor next to the trail. The tree has grown to 4 ft in diameter. So it extends 2 ft over the edge of the trail. He claims the tree is on obstruction of the trail. Kevin will make a visit to determine if the remaining 18 feet of trail is to small to allow horses to go by.

Reports:

1. Kevin reported the one update on the trail was accomplished by moving some fencing. Also, the street signage is mostly complete. A few more things will be done by the city.

Action Items:

1. Code of Ethics was read and all board members agreed to abide by it.

2. The following board positions were determined:

President Mike Carr

Vice President Jason Heidel

Sec Pat Dempsey

Treasurer Scott Muir

Trails Kevin Burnigham and Rick Orme

CC&R and Architectural liaison Bettina Cameron

Liaison to the City Kevin Brunigham

Board Business

1. Tiffany Felix reviewed a list of projects and issues. This mostly surrounds the CC&R revisions that are being done the CC&R committee. The goal is to have the CC&R's done by mid 2020. They are meeting monthly and reviewing and editing sections of the CC&Rs each meeting. She also reported on the storage of documents at the barn. We need to have those documents removed and shredded and then sell the equipment and shelving.

The board wants to have information going to the homeowner regarding the CC&R update committee's work on a regular basis.

Changing the status of the park from a lot to common property for the HOA will require an addendum to the CC&Rs be written and approved by 2/3s of the homeowners. This will save the HOA from paying taxes on the property as a lot. Scott indicated he can write an addendum.

2. Tiffany also provided printed documents regarding the following for the board:
Training for meetings and agendas, The process of getting monthly meetings ready, Handling homeowner complaints and warnings and violations of the rules.

Closed Session (In accordance with Utah Code 57-8a-226 the board may only enter into a closed session to consult with an attorney for the purpose of obtaining legal advice; discuss ongoing or potential litigation, mediation, arbitration, or administrative proceedings; discuss a personal 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

Adjourned meeting at 8:20 pm.

The next scheduled HOA Board meeting is Oct 3, 2019 at 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.