

Cedar Pass Ranch
HOA Board Meeting Minutes October 4, 2018 7:00 pm

Welcome and Attendance Tiffany Felix Presided over the meeting. Attending were Joan, Tiffany, Mike, Steve, Pat, Richard, Kevin and Steve from Parker Brown.

Consent Agenda:

1. Reviewed and approved of minutes from the prior board meeting.
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.

John Hubbard updated the board on the situation between him and his neighbor.

Reports:

1. The city has not done anything new related to the stub road. Kevin is keeping in touch with them.
2. Mike and Jeff are working on the fence issues. A new repair is needed at the arena.
3. Steve W reported that the city is clearing out the drainage on the north side of SR73 and is diverting the water to the Tickville gorge. The water at the Muhlsteins may be coming from their neighbor's field and a berm may be needed to keep it from coming into their driveway when it rains. Tiffany and Steve will meet to look at what may be needed there.
4. Mikes presentation for the city regarding horse trails is ready except for meeting with Scott Kirkland. Steve and Mike will set that up. May write a letter for him to sign to speed the process along.

Action Items:

1. The board approved a motion to approve meeting minutes electronically via email.
2. For informational purposes, in the closed session, the following board members will assume these roles: President: Tiffany; Vice President: Mike; Treasurer: Steve W; Secretary: Pat; Trails/Horse Arena: Kevin; Architectural Committee Liaison: Joan.

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

Adjourn.

The next scheduled HOA Board meeting is Thursday, November 1, 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.