

Cedar Pass Ranch

HOA Board Meeting Minutes February 7, 2019 7:00 pm

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

Consent Agenda:

1. Minutes of prior meeting have been approved via email prior to this meeting.
2. Reviewed and approved financials and accounts receivable presented by Steve Coltrin (Parker Brown) Homeowners that haven't paid their 2019 dues will be sent a reminder letter. If not paid by the end of February late fees will be assessed. Parker Brown will check the county records and update ownership records on their systems.

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.

Reports:

1. Mike reported that an email was sent to the city attorney and to Steve Mumford, and a follow up email after that regarding the trails. No response has been received. Mike will follow up with them.
2. An email will be sent to all the homeowners next week. It will include a link to a Survey Monkey site to gather homeowner input. Also the email will ask for 3 additional volunteers to fully staff the committee working with the CC&R revisions.
3. A stone retaining wall was hit by a vehicle. A Tiffany and Mike will approach the owner of the vehicle to see how they intend to make repairs to the wall.
4. Steve C reported the landscaper will include details on future billings and will renew the contract for the same dollar amount for this year.
5. Steve W led a discussion regarding water issues from the recent rains and snow melt. Water is flowing from the higher areas adjacent to Cedar Pass Ranch. The washes in the community are there to channel the water away from the community. Steve will set up a time to meet with Larry Diamond from the city to discuss what homeowners can do individually to mitigate problems with the water flows on their own property. The time and location of that meeting will be announced along with the email about the CC&Rs. Homeowners with water issues will be invited to attend that meeting.
6. Kevin to look at the trail the goes by the church to see if the trail has been impeded by a fence.
7. Reviewed the lights at the entrances. The lights have been spun on their mounts to the point that the lights are being ruined.

Action Items:

1. None

Board Business

1. Agreed to continue to review the financials in the board meeting rather than by email.

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 8pm.

The next scheduled HOA Board meeting is Thursday, March 7, 2019, 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.