

Cedar Pass Ranch

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

Welcome and Attendance Tiffany Felix Presided over the meeting. Attending were Tiffany, Steve W, Richard, Kevin, Joan, and Steve C 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 letter with late fees assessed.

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.

A homeowner stated he felt the stone wall that was damaged was located on land the city owned and they should be responsible for the repair.

Reports:

1. Mike Karr will follow up with the city on the determination of the meaning of the "PUE" designation on the plat maps for the trails
2. Kevin reported the following things relating to the trails:
 - a. The horse trail map was updated with 5 main trails and the board agreed to put the map on the website.
 - b. Steve C will find the appropriate contact with UDOT's region 3 so Kevin and Steve C can discuss the horse trail issue by the first entrance. This will be affected when UDOT widens the road.
 - c. Kevin reported it looks like the church's fence is not an issue with the horse trail. Richard asked him to recheck it which he agreed to do.
 - d. Kevin will organize work projects to ensure the 5 main trails have issues cleared up. Cedar and T posts will be placed to designate where the trails are which will help people stay on the trails and not go on private property. Will also improve the signage for the trails.
3. The stub road will have concrete barriers placed on it by the city to keep unauthorized travel of it. Also, a sign was repositioned by the city.
4. Tiffany reported that the CC&R review committee will be meeting soon to begin the process of updating the CC&Rs. So far, 5 people volunteered to serve on the committee which will be headed by Marian Burningham. Three people's names will be drawn at random from the volunteers to finish the committee of 9. Also had good response to the survey regarding the CC&Rs from the homeowners. The deadline to volunteer to serve on the committee and to respond to the survey is March 15, 2019.
5. Steve W will talk with the city regarding the damaged stone wall. Will ask the city to put up a metal barrier and "slow curve ahead" sign. Also will ask for replacement of the faded stop signs.
6. Steve W reported on the water drainage after talking with the city. The city will provide topographical maps from the time the roads were first built which will show where the water drainages were. If a homeowner has altered their land and that has changed the drainage which is now causing issues or damaging property, the homeowner is responsible to make the changes to have the water drain correctly.
7. Tiffany reported that Eric Gardner has completed all the scans of the paper HOA documents. She is getting bids to have the paper documents shredded. After that we can sell the drawers and equipment and eliminate the \$600/year rental fee for the storage area.

Action Items:

1. None

Board Business

1. Joan to ask the architectural committee if a barn was approved with a specific color.
2. Tiffany will check with Eric Gardner to see if he can send a list of items the architectural committee is working on to the board on a monthly basis.

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 Thursday, April 4, 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.