

Cedar Pass Ranch

HOA Board Meeting Minutes April 4, 2019 7:00 pm

Welcome and Attendance Mike Karr Presided over the meeting. Attending were Steve W, Richard, Kevin, Joan, Mike, Pat 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)

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.

No public comments.

Reports:

1. Mike reported that UDOT agrees that PUE is Public Utility Easement only. The city is not pushing to have access to these trails for other reasons.
2. Kevin reported UDOT agreed to the following things for the 73 highway expansion at the first entrance. They will either rebuild our entrances in new their new locations or allow us to do it and they pay for it. The general feeling of the board was to let them build them. He also reported UDOT agreed to putting in the horse trails at the first entrance. They will either near the highway on the north end of the two lots they purchased where there is a stop sign, or at the south end of the two lots where there won't be a stop sign. We will be able to provide input in the future about these two items and what our preferences are. Kevin reported UDOT may take down the two homes they purchased by the first entrance. UDOT representatives are planning on attending our May 2nd board meeting.
3. There are 5 main horse trails that Kevin is working on. 4 homeowners have volunteered to work with him on each of these. Have T-posts and will put in signage to let homeowner know where the trail is. Will put the posts on each side of the trail so it's clear where the trails are.
4. Mike reported for Tiffany that the CC&R Update Committee will start to meet in May. Meetings will be open to homeowners and they look for homeowner input.
5. Pat and Kevin discussed the accident with the damage to the stone wall. The city states the wall is the responsibility of the HOA and the bridge is the their responsibility. A homeowner suggested putting in boulders instead of building another wall that will most likely be damaged in the future.
6. Mike reported on the HOA records stored at the Barn. Old bills can be shredded. Old minutes in a file cabinet can be scanned and Eric will do that. We can return the old plans to anyone who wants theirs back. The rest can be destroyed. A time will be set when homeowners can come to get their plans. Equipment can then be sold and the barn rental will end.
7. Kevin reported the city has replaced all stop signs at the 4 way stop. They put up a sign warning of the sharp curve by the broken wall.
8. Kevin also reported that the city is completing a survey of all the faded and other needed signs for the rest of the roads and new signs will be ordered and installed by July. Need speed limit signs at each entrance.
9. Kevin reported that the arena was cleaned up and weeds sprayed. The arena was closed for 2 days following the spraying, and has since been reopened. A homeowner volunteer has some remaining chemicals which can be used for a repeat application if needed in a few months.

Action Items:

1. The board approved the budget which included the changes already approved by the board for expenses for the CC&R Update committee and the Trails Rejuvenation Project.

Board Business

1. Will review the Code of Ethics/Conflict of Interest form in a future meeting.
2. The CC&R Update committee will review the CC&Rs and provide updates to the board. The board will review and update the bylaws.

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 7:50 pm.

The next scheduled HOA Board meeting is Thursday, May 2, 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.