

# Cedar Pass Ranch

## HOA Board Meeting Minutes May 2, 2019 7:00 pm

**Welcome and Attendance** Tiffany Felix 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.

**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:**

Two representative from UDOT attended the meeting. They made a presentation and answered questions from homeowners regarding the highway improvements of SR73 along the north side of Cedar Pass Ranch HOA. A summary of items covered are:

The expansion of 2100 N in Lehi and the Mountain View corridor will be completed first. 5 yrs duration. After that is completed construction will begin on SR 73 from the Mountain View Corridor westward to the turn off to Eagle Mountain city center. That will probably take another 5 years to complete.

They will have the costs to redo the three entrances to Cedar Pass Ranch appraised. That money will be given to the HOA to hire a contractor to build them to the south of their current locations.

They will also relocate the horse trails which currently go up next to the highway by the first entrance. These will probably be located on the south end of the two properties that they have purchased on the both side of this entrance.

They have purchased about 30 properties along the highway in preparation for the expansion. Only two of those lots/homes were in Cedar Pass Ranch.

There will be 2 lanes going each direction with frontage roads on either side of the 4 lanes. There will be bridges or underpasses spanning the highway to allow traffic to move at a steady pace. Traffic into Cedar Pass Ranch will take one of several exit ramps from the highway to the frontage roads which will connect with the entrances to our HOA.

The highway will be elevated about 10 feet above the surrounding surfaces. They will do further research regarding the water run off coming from the area north of our HOA.

They will put in deer fences and tunnels for the animals to cross under the highway, using existing washes and gulches.

They will keep the homes on the two lots as they are now until construction begins. The home on the east side of the first entrance will be removed to make room for a retention pond. The home on the west side of the first entrance will be left in place and the lot resold as a residential property after construction is completed. The HOA will work with the city to allow that property to be smaller than the required 5 acres lot for our HOA.

Our exits will have a left turn lane, a through lane and a right turn lane. The turn lanes will enter or exit from the frontage roads. On an off ramps will the allow entry or exits from the highway.

Signage and fencing will be put in to keep vehicles from the horse trails and prohibit unauthorized use of our trails. They will remain designated as Public Utility Easements. There will be sidewalks and signal lights to allow safe pedestrian crossing from across the highway.

Sound walls will be put up in some locations where homes existed prior to the announced road constructions. Sound walls will not be put up where homes were built after the construction was announced.

### **Action Items:**

**Board Business**

1. Will review the Code of Ethics/Conflict of Interest form in a future meeting.

**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 8:45pm

The next scheduled HOA Board meeting is Thursday, June 6, 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.*