

Cedar Pass Ranch
HOA Board Meeting Minutes June 6, 2019 7:00 pm

Welcome and Attendance Tiffany, Richard, Kevin, Mike, 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. Kevin gave an update regarding the trails. The wash is the main trail. Directional Posts have been put in to let users know where the trails are and where other trails T in. Will continue to work with UDOT on arranging for the repositioning of the trail to the south end of the lots when the road expansion occurs. At the first entrance, need to move the trail a bit to avoid damage to sprinklers. Will meet with board members to discuss where a trail meets a road to discuss alternatives to have access across the road or to terminate the trail at that location.
2. Tiffany reported the CC&R committee has met twice and will report on the first section at the next board meeting.
3. Tiffany reported on the HOA stored documents which have been scanned. Will pick times for homeowners to collect those documents if they would like them back. Will shred remaining documents. Will then remove the equipment at the barn.
4. The broken wall by the bridge will be replaced with boulders.
5. The Q&A and maps that were presented by UDOT at the prior board meeting will be added to the website.
6. The architectural review committee will prepare a report on what they have done each month for their board liaison to report to the board each month.

Action Items:

Board Business

1. An email will be sent asking for volunteers for the board. Their info will be distributed to the homeowners along with the annual meeting announcement. The annual meeting will be held on Saturday, August 8 at 6pm
2. The July board meeting will be held on July 11th to avoid the July 4th holiday.
3. Board agreed that training for board members will be useful.

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 8:50 pm.

The next scheduled HOA Board meeting is Thursday, July 11, 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.