

**Cedar Pass Ranch**  
HOA Board Meeting Minutes July 11, 2019 7:00 pm

**Welcome and Attendance** Tiffany, Richard, Kevin, Pat, Steve W, Joan, and Steve C from Parker Brown.

**Consent Agenda:**

1. Minutes of prior meeting will be approved via email.
2. Reviewed and approved financials and accounts receivable presented by Steve Coltrin (Parker Brown) Have landscaper clean up the weeds in the park. Also get the dates of when he will do the next mowing.

**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 will talk with the owner of the property where the trail crosses Crest Rd to work out details for the riders to cross.
2. Rockwell High School track's construction has placed materials on the trail. The contractor will have those removed. A permanent fence will be installed in August. Kevin is following up on this.
3. The equipment and cabinets for the stored documents are about ready to be sold. We will not be charged another rental fee for storage space.
4. Kevin and a homeowner will proceed to move boulders from Tiffany's home to the place where the old rock wall was to keep cars from going off the road.
5. If garbage is placed on the trails from contractors we can call the city to report it and they will take care of the enforcement to have the trail cleaned up.
6. Kevin reported the street study has been completed and new signage has been ordered.
7. The city's water run off study has been completed. Agreed to put some information on the website that indicates owners to not impede or increase run off or alter the direction of historical flows. May also reference this in the CC&R revisions.

**Action Items:**

**Board Business**

1. The board agreed to implementing the code of ethics/Conflict of Interest form. It was agreed that the first meeting after each election, all board members will agree to abide by this standard.
2. CC&R update committee recommendations on articles VIII and VIII were presented to the board by Mare Burningham, committee chairperson. The recommendations were accepted with just some minor revisions.

**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 9:50 pm.

The next scheduled HOA Board meeting is the annual meeting Saturday August 10, 2019, 6pm

*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.*