

11/11/2018 11:11:11 AM

Cedar Pass Ranch
HOA Board Meeting Minutes Sept 6, 2018 7:00 pm

Welcome and Attendance Tiffany Felix

Consent Agenda:

1. Reviewed and approved of minutes from 2018's annual 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.

John Hubbard wanted to ensure his concerns would be addressed in the closed session. He provided pictures.

Reports:

1. The city did not include the collector road in their approved plan. They also voted to keep lot sizes at 2.5 acres or greater in the two developments bordering CPR. They have not finalized the decision on the stub road. The association will need to have folks attend the planning meetings that will address that issue.
2. Mike and Jeff will work on the fence issues.
3. Concerns with the water flow from north of SR 73. Steve W was going to check on that. Tiffany will follow up with him on that.
4. Web site will be updated and on line by our next board meeting
5. A resident is organizing the needs for the horse trails. Teams will be sent to clean up or repair issues and signage requests will be made.
6. The short road bill was a bill for another meter north of the highway. The power company made an adjustment for past bills and have taken it off our costs for the future.

Action Items:

1. Board officer positions will be decided at the next meeting when all board members are present.
2. Mike will finalize the report to be presented to Steve Mumford at the city regarding the trails.
3. Joan will follow up with Brett on getting the gate at the arena repaired.
4. Tiffany will contact John Jacob regarding his issues with UDOT.
5. Tiffany will set up a committee to review the changes submitted for the CC&Rs.

Board Business

Closed Session (The board will enter into a closed session in accordance with Utah Code 57-8a-226 to consult with an attorney for the purpose of obtaining legal advice; discuss ongoing or potential litigation, mediation, arbitration, or administrative proceedings; discuss a personnel 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

Adjourn

The next scheduled HOA Board meeting is Thursday, September 6, 2018, 7pm