

**Cedar Pass Ranch  
CC&R Committee Meeting Minutes  
May 2, 2022**

**Committee members in attendance:** Warren Clyde, Craig Whiting, Avalie Muhlestein, Tiffany Felix

**Committee members absent:** Marian Burningham

**Community members in attendance:** Teri Newfang

Meeting called to order: 6:38 p.m.

**Committee Business:**

The Committee approved that Craig will present the committee suggestions to Article 8 in the May 5, 2022 meeting

The committee reviewed Tayler's (from Eagle Mountain City) response to questions Mare sent to him about ADU's and discussed concerns regarding some inconsistencies in the language regarding the definition of "family".

The committee discussed waiting to decide what to present to the HOA Board at the next HOA Board meeting.

Motion by Avalie: I move that the committee postpone choosing what to present to the HOA Board until next week. Motion seconded by Warren. The committee vote was unanimous.

**Article VII:**

The Committee made a final read-through of Article VII.

7.05: The committee accepted Mare's suggested language change. The committee discussed section B and whether to move the section to a different article, such as 7.06. The Committee may present the issue to the Board for advice. The Committee felt the current verbiage in section A didn't need any changes.

7.10, Private Special Events: The Committee moved Section B to Article V (Community Common Areas), and added language in 7.10 pointing to information in Article V.

7.13 Erosion and Dust Control: The Committee discussed possible language changes for this section, then left the language unchanged.

7.12 Garage Sales: Warren was concerned that the document be clear that the purpose of a garage sale is to sell personal household items and is not meant to be a flea market or resale business.

**Motion by Avalie: I move that we accept Article VII as a Committee and to recommend it to the Board at the next meeting. Motion seconded by Warren. The committee vote was unanimous.**

**Adjourn:** Motion by Warren: I move that we adjourn. Motion seconded by Avalie. The committee vote was unanimous.

Meeting adjourned: 8:03 p.m.