

**Cedar Pass Ranch HOA  
CC&R Committee Meeting Minutes  
May 16, 2022**

**Committee members present:** Mare Burningham, Craig Whiting, Warren Clyde, Tiffany Felix  
**Committee members absent:** Avalie Muhlestein  
**Community members present:** Teri Newfang

Meeting called to order: 6:34 p.m.

**Committee Business:**

The Committee needed to elect a new spokesperson to present finished articles to the HOA Board. Mare nominated Craig to be the spokesperson. Tiffany second the nomination. The vote by the committee was unanimous in favor of the motion. Craig stated that he will be gone for the June 2, 2022, HOA meeting. Mare will present and can attend the HOA meeting in his place. Tiffany moved that Mare act as Craig's substitute at the June 2, 2022, HOA meeting. The motion second by Warren, and the vote by the Committee was unanimous in favor.

**Article VII:**

The Committee discussed revisions to Article VII that the HOA Board sent back to the Committee after the May 5, 2022 meeting.

7.08.1, Signs: Section D: The Board questioned how far in advance signs could be put up. Mare suggested a total of 10 days. Eagle Mountain code states that signs must be removed two days after an event. The Committee added language allowing signs to be in place a maximum of 10 days.

7.02: The Board asked the Committee to add that HAM radios can't be used for commercial purposes or be rented out. The Committee discussed FCC regulations regarding HAM radios and the possibility that the regulations may be enough to cover the Board's concern without adding the extra language to the CC&R to prohibit rental or commercial use. Mare will get more information and present her findings to the HOA Board.

7.06, Section B: The Board would like the option to approve a dumpster to be in a side yard. Mare stated that it's against city code to have the dumpster in the front yard, but nothing specifically prohibits dumpster in the side yard (although it must be reasonably screened). The Committee added language stating that the placement of dumpsters must be in compliance with City code.

7.07, Section A: The Board asked the Committee to use "must" instead of "may" in the sentence "These vehicles may be screened...". After discussion, the Committee changed "may" to "must" and added "...behind the front plane of the home."

After further discussion, the Committee added a paragraph to the beginning of Article VII stating that lot owners may apply for variance due to unusual circumstances.

7.05, Section A: The Committee added language to clarify that Lot Owners must take nuisance issues to Eagle Mountain City and not to the HOA Board.

The Committee spokesperson will take these revisions back to the Board at the June HOA meeting.

**Meeting schedule:**

Mare will lead the May 23 meeting.

**Zoom link to committee meeting:**

The Committee discussed changing how community members access the Zoom link to the Committee meeting. The current process requires pre-registration. Some Community members felt that the pre-registration was an obstacle to their attendance. The pre-registration was a relic from the Covid era when “Zoombombing” was an issue. The Committee agreed that Zoombombing is no longer a threat.

Motion by Mare: I move that we no longer require pre-registration for open meetings of CC&R Committee. Instead, a link will be posted to the HOA Facebook page and emailed to members by the property management company. The information will also include an agenda. The motion seconded by Craig, and the Committee vote to approve the motion was unanimous.

**Adjourn:**

Motion by Warren: I move to adjourn. Motion seconded by Tiffany. Vote by the committee was unanimous.

Meeting adjourned: 8:12 p.m.