

**Cedar Pass Ranch HOA  
CC&R Committee Meeting Minutes  
May 23, 2022**

**Committee members in attendance:** Mare Burningham, Tiffany Felix, Warren Clyde, Avalie Muhlestein  
**Committee members absent:** Craig Whiting  
**Community members in attendance:** Greg Strong attended briefly

Meeting called to order: 6:42 p.m.

**Committee Business:**

Missing HOA Board meeting minutes: Mare stated that several minutes from the HOA Board meetings are missing. She spoke with Brent Strong about the legality of missing minutes, and suggested that, if the minutes cannot be found, perhaps the Board should speak to an attorney about how to handle the missing minutes. She further suggested that the HOA Board might be better protected to announce to the membership that they don't have the minutes rather than waiting for someone else to question this..

June meeting dates: The Committee decided to skip a meeting on the Monday of Memorial Day weekend and planned to meet on June 6 for the next meeting. Committee members will send Mare their availability for the remainder of June.

**Article VII:**

The Committee engaged in a final review of the changes the Board requested for Article VII.

**7.02, Radio Transmitter/Receivers:** Mare researched the FCC regulations regarding HAM radios. She stated the CC&Rs can require things as long as they don't interfere with the operation of the radio or tower and don't conflict with the FCC regulations.

Motion by Avalie: I move that to **recommend Article VII to the Board as amended to the Board.** Motion seconded by Warren. The vote by the Committee in favor of the motion was unanimous.

**Article IV:**

Mare has been unable to find a record of when Article IV passed by the Board but remembers it was. The Committee added language to 4.02, Care and Containment of Animals: "... including, but not limited to, the regular removal and management of livestock waste."

Motion by Avalie: I move that we **recommend Article 4, animals, as amended, to the Board.** Motion seconded by Tiffany. The vote by the Committee in favor of the motion was unanimous.

**Article V:**

This article was previously approved by the Board, but the date of approval cannot be found. The section titled: "Reservation of Community Common Areas" was moved from Article VII to Article V, now section 5.04, Reservation of Community Common Areas. Motion by Tiffany: I move that we approve moving the proposed language regarding reserving community space from Article VII to Article V, section 5.04: Reservation of Community Common Areas. The motion was seconded by Avalie, and the vote by the Committee in favor of the motion was unanimous.

The Committee added section 5.02 (C) prohibiting traps on the equestrian trail and section 5.08 requiring the HOA to maintain and rebuild Community Common Areas to the same standard required of individual Lot Owners.

Motion amended by Tiffany: I move that we approve moving proposed language regarding reserving community space from Article VII to Article V, section 5.04: Reservation of Community Common Areas, as well as language prohibiting traps on equestrian trails in section 5.02, C, and language in section 5.08 requiring the HOA to maintain its common areas to the same standard required of individual lot owners. Motion seconded by Avalie. The vote by the committee in favor of the motion was unanimous.

**Article XI:**

Article XI was previously approved at the January 2022 Board meeting. The committee discussed and added draft language regarding reinvestment fees as a new section, 11.04, C: Reinvestment Fees. Avalie will research if property in the Community held in a trust is treated differently than property not held in a trust. There was no vote on this draft language.

**Adjourn:**

Motion by Avalie: I move that we adjourn. Motion seconded by Warren. Vote by the committee in favor of the motion was unanimous.

Meeting adjourned: 7:59 p.m.