

Cedar Pass Ranch HOA
CC&R Committee Meeting Minutes

Meeting date: June 6, 2022

Committee members in attendance: Mare Burningham, Warren Clyde, Craig Whiting, Teri Newfang, Avalie Muhlestein, Tiffany Felix

Meeting called to order: 6:35 p.m.

Committee business:

The committee discussed future meeting dates. Historically the committee has taken the month of August off. Mare stated that she hopes the committee will be done with its work by the end of July. The committee agreed to set meetings for June 13, 20, 27 and July 11, 18, 25.

Board meeting presentation:

Mare reported that she presented suggested changes to Articles IV, V, and VII at the HOA Board meeting on June 2. She stated that Articles V and VII passed with no changes requested by the Board. Article IV passed with the request that the committee add the word “kennels” to section 4.02 Care and Containment of Animals. The committee discussed the request briefly.

Motion by Warren: I move to add the word “kennels” to section 4.02 Care and Containment of Animals. Tiffany seconded the motion. The motion was unanimously approved by the committee.

Mare stated she will finalize the documents and send them to the HOA Board. She also reminded the committee that committee members have access to edit the documents until they are finalized, and then all access is view only.

Email response from Robert Hobbs:

The committee reviewed the email from Robert Hobbs, city Senior Planner, in response to Mare’s email question regarding setbacks in relation to the installation of utility structures. The committee’s consensus from the email response was that setbacks can be as little as 10 feet and as much as 50 feet from a lot’s property line, and the final determination is made after taking into consideration zoning, lot size, and master plan of the community.

Section 6.02:

The committee discussed setbacks for low-visibility and high-visibility private utility infrastructure. The committee agreed that making the setback congruent with the solar panel setback guidelines set by the Architectural Committee was prudent. The committee added language to section 6.02 outlining requirements for low-visibility and high-visibility private utility infrastructure.

Motion by Tiffany: I move that we present Article 6 to the Board. Craig seconded the motion. The motion was unanimously approved by the committee.

Article XI:

Mare stated that the HOA Board has already received Article XI. However, the Board had never placed it on the agenda for presentation by the committee. The committee discussed the HOA reserve fund and reserve fund analysis. By law, the HOA must conduct a reserve fund analysis every six years, though a review every three years is advised. The committee discussed new language regarding reinvestment fees and the reserve fund analysis. Mare will check if the reserve fund/reserve fund analysis is addressed elsewhere in the current CC&Rs. The committee agreed in principle that the Board should conduct a reserve fund analysis every three years.

Adjourn:

Motion by Warren: I move that we adjourn the meeting. Tiffany seconded the motion. The motion was unanimously approved by the committee.

Meeting adjourned: 8:19 p.m.