

# Cedar Pass Ranch

## Annual HOA Board Meeting August 21, 2021, @ 1800 hrs.

Welcome. Meeting start time: Potluck @ 6:00 pm. Meeting started @ 6:55 pm

Attendance from the Board: Mark Lindsay, Katie Densley, Brent Strong, Michael Robinson, and Bettina Cameron

### 1) Consent Agenda:

- a) Approve minutes from the previous meeting. **Motioned** by: Brent Second: Michael
- b) Financials- Matt w/ Parker-Brown (David Perdue was excused due to being sick)
  - i) Board: Review, approve, and/or amend financials. **Motioned** by: Katie Second: Bettina

### 2) 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.)

- a) Cheryl Karr: Mentioned the weeds in the horse arena are coming back.
- b) Mike Karr: Did Deer Haven development go through? Bettina stated yes and briefly discussed the outcome.
- c) Mike Karr: Are private landowners liable if someone gets hurt on the horse trails? Bettina explained the Board is seeking legal counsel. She is hopeful Utah Code 57-14-101 will help protect landowners. She briefly discussed this code.
- d) Duanne Richins expressed his concerns about the cost of us becoming a gated community. A discussion occurred about this topic. Highlights of discussion:
  - i) Expense
  - ii) We need to see what the survey says
  - iii) It may not even be an option with the City
  - iv) If we become a gated community, only Cedar Dr and Half Mile Rd would be gated.
- e) Bob Clegg mentioned the water main on Cedar Pass Rd has broken three times. What is the City going to do about this? Sue Morandy said the City brought this up during a City Council Work Session. Bettina said the Board would ask the question too.

### 3) Reports:

- a) Architectural Committee Report- Brent Strong
  - i) Brent thanked and recognized the Architectural Committee. 19 Architectural Committee Applications this year, all but three are closed.

### 4) Board Business and Current Agenda Items:

- a) Cedar Pass Ranch traffic study update and City Staff recommendations- Bettina Cameron
  - i) The City conducted a traffic study in May. Ranch Rd had a top speed of 88 mph. Cedar Dr had the most traffic. The City will be installing pedestrian, equestrian, and stop ahead signs. The City suggested painting a line on one side of the road with a pedestrian legend/logo.
  - ii) The City suggested painting the line on a few of the roads initially. Board is proposing painting part of Cedar Dr to Ranch Rd to Canyon Wash to HWY 73.
  - iii) A discussion occurred about the study. Most seemed in favor of the idea. Highlights:
    - (1) The Clyde Family expressed concern for the road not being sloped appropriately and pedestrians getting hurt between the transition of the road and the right-of-way. Bettina will talk to the City.
    - (2) Mark Stott suggested painting the line green. Bettina will ask the City Staff if this is possible.
    - (3) Josh Erickson expressed concerns with commercial trucks and the signs. A brief discussion on this topic occurred.
    - (4) John Hubbard asked questions about the traffic study.
- b) CC&R Rewrite Survey Update- Matt
  - i) Parker-Brown is in the final process of putting the results together.
- c) Cedar Pass Ranch HOA Board Elections- Matt
  - i) Due to the large turnout of in-person voting, the Board gave Parker-Brown until Monday to release the results. They felt it was more important to ensure an accurate count and not to rush the process so people could go home.

- ii) Residents willing to serve on the Cedar Pass Ranch Board of Trustees are Susan Morandy, Jonathan Celaya, Kathy Grover, Mark Lindsay, and Bettina Cameron. Each Board Candidate was given three minutes to talk about themselves briefly and why they were running.

**5) Actions to be Taken:**

- a) Board will talk to the City about the recommendations and concerns of the pedestrian line.
- b) Board following up with the Lawyer on horse trails and ways to protect private landowners
- c) Board needs to have the horse arena sprayed for weeds.
- d) Board needs to ask City Engineer about the Cedar Pass Rd water main.
- e) Parker-Brown to inform residents of the HOA Board Election by Monday, August 23.
- f) Parker-Brown to finalize results of the CC&R Rewrite/HOA survey.

**The next scheduled HOA Board meeting is September 2 @ 1900 hrs Location: Cedar Pass Ranch Park**

**Public meeting closed @ 7:33 Motioned by Brent Second by Katie**

Note to future HOA Boards: There was no closed session.