

MINUTES  
Cedar Pass HOA Board Meeting  
October 7, 2021

Meeting was opened by Bettina at 7:03 PM.

Attendees: Bettina Cameron, Brent Strong, Mark Lyndsay, Mike Robinson, Kathy Grover, Kevin and Marian Burningham, John Hubbard, Susan & John Morandy & David Purdue joining.

### **1.Consent Agenda**

**Motion:** Kathy motioned with Mike seconding, the minutes of the Sept. 2, 2021 be approved. Minutes approved. **Vote: Unanimous**

**Motion:** Mike motioned with Mark seconding, the Financials provided by Parker Brown dated September 2021. Approved **Vote: Unanimous**

### **2.Public Comment:**

- a. John Hubbard & Susan & John Morandy would like to know the CC&R survey results.

Discussion was held about how soon to release results. There are questions on a few that need to be clarified. Comments were not correlated to questions. Bettina proposed that Parker Brown put data in a spreadsheet w/o lot numbers so that comments lined up with the questions. Then we would release data to the community at that point.

**Motion:** Bettina motioned and Mark seconded the following:

To Release Survey Data if:

1. No confidential information was included, (ie lot #, names, addresses, phone #'s)
2. Very clear what the question is and the answer that was checked and associated comment noted. Just pure data.If all criteria are met, Board will release data to the community. **Vote: unanimous**

### **3.Reports:**

Architectural Committee Report -no new updates and no new applications.  
Fun Run - Bettina noticed the city of the survey results.

### **4. Board Business and Current Agenda Items:**

- a) Cedar Pass Ranch Traffic Study update: Vote to remove the pedestrian symbol but leave the line.

Katie (not in attendance) preferred to have the pedestrian symbol.

Mike motioned with Mark seconding to remove the pedestrian symbol but leave the line. And the cost to not exceed \$1900     **Vote: Unanimous**

John Morandy expressed concern about the timing of the painting that the weather be warm enough.

**Action item:** Bettina will pass along the concerns to the city.

- b) Parker Brown will provide detailed info/responses so answers and comments line up with questions.

- c) Horse Trail Clean-up Update: Mike and Brent.

- i) Our tentative date of clean-up needs to be moved, most board members could not attend.

Residents were asked on Facebook to post any areas of concern they have noticed or feel need to be addressed.

**Action Item.** Trail on Canyon Wash narrow. Need to verify if fences are encroaching on the CPR Trail

Brent commented that some of the issues on the Horse Trails deal with construction. If there are complaints the city is willing to push contractors to clean up their debris.

John Hubbard brought up the concern of riders at full gallop next to homes and vehicles. Board will make a FB post bringing attention to be aware of

peoples property and slow down when near. Marian suggested possibly making a trail etiquette PDF doc & post on the webpage.

Action Item: Brent & Mike given assignment to create a PDF doc for the Horse Trail clean-up work session.

Susan Morandy asked the question about posting horse crossing signs. Brent thought we could get the city to post signs.

Board is waiting on legal council on what the signs should be

Brent reported that arena sand needs to be re-distributed & then assessed if some needs to be removed. Brent will contact a friend who will do a demonstration of leveling equipment used on arenas. There will be no charge. Residents will be invited to watch.

**Action Item:** Brent will contact friend and post to community the date and time for those interested in watching.

d) Equestrian trail easement legal liability update: Bettina is still waiting to hear back from lawyers.

e) Adding an "Open Items" list to future Agendas.

Bettina suggested that we add an open items to the agenda to be carried forward both on the public and closed agenda.

**Motion:** Mike motioned and Bettina seconded that an Open Items List be added to the monthly agendas with an associated, detailed google doc with more details for both the open & closed session agendas. A link would be included in the agenda to the google doc. **Vote: Unanimous**

**Public Meeting motion to close by Mark, seconded by Mike**

**Closed at 8:34**

Submitted by : Kathy Grover