MESA HILLS HOMEOWNERS ASSOCIATION
MINUTES OF 2026 -2027 Annual Meeting
Thursday September 24, 2026

The Mesa Hills Homeowners Association held its annual meeting on Thursday September 24, 2026 at the Courtyard by Marrott in Cedar City, Utah.

1. WELCOME, CALL TO ORDER

Kent Kowallis called the meeting to order at 7:00 p.m. and welcomed all here. Kent excused Kimberly Sanders and Greg Hopkins who had some emergencies and were not able to attend the meeting. Gordon Goodall led the pledge of allegiance. Larry Robb offered the opening prayer.

2. PRESIDENTIAL ADDRESS

Kent introduced the Board members and their significant others. Kent Kowallis & Sheri, Derek DeGroot & Ginger, Gordon Goodall Past President & Mary Ann, and Ron Adams Administrator & Michal. Gordon Goodall has served for many years, and we recognize the efforts by Gordon to work for the HOA to make it a functional entity. This past week, as a service project, the Mesa Hills Ward of the Church of Jesus Christ of Latter-day Saints, put new wood chips in the playground area of the Anderson Park. This next year some modifications will be made to the park to keep this a positive part of the HOA. In last year's meeting there was concerns about the impact of ADU's on the nature of the HOA as a single-family residence community. Unfortunately, this has been legally resolved in favor of the ADU's. The Board will continue to work to make this as palatable as possible and maintain the appearance of the HOA. Encouraged homeowners to maintain their yards, to keep our association looking good as it was intended from the onset. There have been instances of dogs chasing people walking in the street in the early mornings. Reminder, to keep dogs controlled, and on leashes and clean up their waste. Street Parking remains an issue. Please be courteous of others and park off the street. It is the homeowners responsibility to comply with the CC&R's. Improvements to the trails and greenbelt system have been done and Ervin Larsen has been a great help in this effort, including a new entrance to the trail system on Cove Drive. Last year a Rules and Regs Document was put in place, to clarify some of the CC&R's and allow fines to be assessed for non-compliance.
The HOA has around 385 members, which includes vacant lots. Thank you for your participation in the HOA.

3. APPROVAL OF MINUTES

Kent Kowallis presented the minutes from the last meeting that was held on October16, 2025.

MOTION: October 16, 2025 minutes reviewed. Mark Lewis made a motion to approve. Walt Justice seconded and the motion passed unanimously.

4. FINANCIAL REPORT & BUDGET APPROVAL

Derek DeGroot presented the 2027 budget and 2026 financials to the member's present.

MOTION: Budget to be approved. Mike Campbell made a motion to approve. Kent Kowallis seconded and the motion passed unanimously.

5. PRESENTATION TO OUTGOING BOARD MEMBERS

Derek DeGroot presented a coaster set to Kent Kowallis as outgoing member of the Board. Kimberly Sanders will be presented hers at the next Board meeting in November. Derek thanked them for their

service. Ron Adams presented a leather tray to Gordon Goodall for his many years of service after stepping down as President in May of this year.

6. ELECTION OF NEW OFFICERS

Shawna Smith, Mark Lewis, Hussein Samha, and John Vincent asked to have their names put on the ballot prior to the meeting, for the two open positions. John Vincent asked to have his name removed before the meeting started. The voting took place and the ballots were collected after everyone voted.

7. VOTING RESULTS

The two Board members that were elected were Shawna Smith and Mark Lewis. They will serve for two years.

8. ADJOURNMENT

Kent mentioned that the meeting should be adjourned if there was nothing else to be discussed. Seeing none the Meeting adjourned at 8:05 p.m.

Respectfully Submitted:
Ronald R. Adams, Administrator

_____

Approval Date: _____