

MESA HILLS HOMEOWNERS ASSOCIATION
MINUTES OF MONTHLY BOARD MEETING
Tuesday June 2, 2026

The Mesa Hills Homeowners Association Board Committee held a Board Meeting on Tuesday June 2, 2026 at the Cedar City Aquatic Center.

Members Present

Kimberly Sanders
Derek DeGroot
Kent Kowalis

Homeowners Present

Gordon Goodall
Steve Custode
Kim Custode
John David Vincent

Others Present

1. CALL TO ORDER

Kimberly called the meeting to order at 4:05 p.m.

2. APPROVAL OF MINUTES

MOTION: May 5, 2026 minutes reviewed. Proposed, seconded and passed unanimously.

3. FINANCIAL REPORT

- A. Monthly Financial Report
- B. Bills To Be Paid

4. ARCHITECTURAL COMMITTEE REVIEW

- A. Landscape plan for James Bohne, 2198 W. Cody Drive.

MOTION: James Bohne landscape plan reviewed. Proposed, seconded and passed unanimously.

B. Home to be built for Steven & Kim Custode, 2584 & 2585 W. Carmel Canyon Drive. Front setbacks on this curved two lots to be 25' left front, 25' right side front, and 29.3' center front. Right side 89', left side 59' and 21.4' in the rear. Colors to be determined at a later date. Main floor to be 3,050 sq ft. Roof pitch 4/12. Hardy board and Stucco with rock. 3-car attached garage.

MOTION: Custode plan reviewed. Proposed, seconded and passed unanimously.

5. HOMEOWNERS PRESENTATION OF NON-AGENDA ITEMS

A. John David Vincent 2179 Shanna Lane wants to make some additions to the entrance door overhang on the front by 4'. Add addition to the rear of the house, leaving a 15' offset at the rear of the house. Will review with the city. He is also operating a computer business out of his home and wanted to make sure that was okay. He has no customers that come to the house. Board agreed that was fine.

6. OLD BUSINESS

A. Follow-up on Brian Fletcher property on 2426 West Cody Drive, after second letter went out. Discussed some items have been removed, but some others need to be removed. Requested a third letter be sent. Discussed no fine will be sent with this 3rd notice as some progress is being made. If not completed soon a letter will be sent with a fine.

7. NEW BUSINESS

A. Received notice of slide in the Anderson park that has a hole in it and needs to be replaced. Sprinklers need to be adjusted and possibly need repair on dry areas. Gordon Goodall said he will contact the company that made the playground equipment and have them replace the slide. Gordon will also contact the Lawn Ranger about the sprinklers in the park that need attention. Gordon will also check out the lights at the park and make sure they are working at night. There was a report of trees down in the park that need cleaning up also. Dumpsters will be at the park beginning Thursday June 18th through Monday July 6th that cleanup can be put in.

8. ADJOURNMENT

Next meeting to be held July 7, 2026 at the Cedar City Aquatic Center. Adjourned at 5:30 p.m.

Respectfully Submitted:
Ron Adams, Administrator

Approval Date: _____