

MESA HILLS HOMEOWNERS ASSOCIATION
MINUTES OF MONTHLY BOARD MEETING
Tuesday October 7, 2025

The Mesa Hills Homeowners Association Board Committee held a Board Meeting on Tuesday October 7, 2025 at the Home of Ron Adams, 2310 W Cody Circle.

Members Present

Gordon Goodall
Kent Kowallis
Derek DeGroot
Kimberly Sanders
Michael Clark

Others Present

Ronald Adams
Michal Adams (Host)

Homeowners Present

Ann Clark
Gwen Ferro
Guido Ferro
Loren Spendlove
Michael Platt
Eric Jenkins
Wendi Jenkins
Johnny Jenkins
Scott Garrett
Robert Brown
Michele Brunson
Alan Nix
Talia Nix
Jason Bozarth

1. CALL TO ORDER

Gordon called the meeting to order at 4:00 p.m.

2. APPROVAL OF MINUTES

MOTION: September 2, 2025 minutes reviewed. Proposed, seconded and passed unanimously.

3. FINANCIAL REPORT

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

4. ARCHITECTURAL COMMITTEE REVIEW

A. Workshop to be built by Guido Ferro at 2243 West Parkview Drive in the back southeast corner of the property. Size to be 20' wide, 16' deep, and 8' high. All 2x4 foundation frame on cement piers. Tuff Shed 6' metal frame attached to wooden frame. Siding will be Smartboard in a tan color similar to the house. The roof will be asphalt shingles to match the house.

MOTION: Workshop was reviewed. Proposed, seconded and passed unanimously.

5. HOMEOWNERS PRESENTATION OF NON-AGENDA ITEMS

6. OLD BUSINESS

A. Follow-up on selling conference table and chairs and vacating storage unit, still in progress. Derek will help Gordon to get the tables and chairs moved out and taken to the DI. The DI said they would take them and then we will cancel the rental unit.

B. Another round of tree removal has been completed in the greenbelts. This will complete the project.

7. NEW BUSINESS

A. Discussion about Dave Sigler's outdoor Pickle Ball Court Lights and motion lights on his house and garages being too bright. Liz Gudmundson brought this to the Board's attention. Dave Sigler was talked to by Gordon, and Dave will see if he can adjust the lights more downward.

B. Discussion of concerns of recent homes built and under construction by Lorin Spendlove for his daughter and son to live in with an ADU (Accessory Dwelling Unit) in each. The Board has had multiple complaints about these being "duplexes". Tyler Albrecht also contacted the Board about the daughter's house only being Stucco and no brick or rock. He thought there was a 25% rule of the exterior being rock or brick. There is no rule for brick or rock. It has just been a recommendation by the Board over the years. There were 14 HOA members present, listed at the top of the minutes. Gordon also talked with the Board attorney, Juston Wayment earlier in the day and he said there is really nothing the HOA can do to stop the building of the ADU units in single family homes, in the neighborhood. All of the members expressed their opinions as to not liking (as they are referring to these as duplexes being built in the neighborhood). The comments got quite ugly with emotions driving the comments. Ron will e-mail out the information document that was prepared for this meeting, (attached to the minutes) and posted on the HOA website and to all others that voiced their concerns by e-mail, text, and phone calls. This will be on the Boards mind for the future if there is anything they can do. With Loren Spendlove present, several of the members that attended directed comments at him personally and he responded. A document is attached to these minutes with State and City Laws regarding ADU's. It was brought up by Alan Nix that Loren Spendlove does not have a dumpster on the construction site and debris has been blowing over the neighborhood in the wind. Loren mentioned that he uses a trailer to remove the trash. The Board ask him to get a dumpster on site as required in the Construction application and also a porta-potty on site as workers have been observed urinating in the weeds. Loren said he would get these items on site by next week.

8. ADJOURNMENT

Next meeting to be held November 4, 2025 at the Cedar City Aquatic Center. Adjourned at 5:45 p.m.

Respectfully Submitted:
Ron Adams, Administrator

Approval Date: _____