

MESA HILLS HOMEOWNERS ASSOCIATION
MINUTES OF MONTHLY BOARD MEETING
Tuesday November 4, 2025

The Mesa Hills Homeowners Association Board Committee held a Board Meeting on Tuesday November 4, 2025 at the Cedar City Aquatic Center.

Members Present

Gordon Goodall
Kent Kowallis
Derek DeGroot
Kimberly Sanders
Greg Hopkins

Homeowners Present

Ann Clark
Chris Raban

Others Present

Ronald Adams

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES

MOTION: October 7, 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. A home to be constructed by Chris Raban on WF3 Lot 4, 2448 West Azalea Drive. House to be white, Board on the popout is taupe, Brick color is white. Front setback is 25', East side is 12', West side is 14', Back is 38'. Soffit and fascia to be white. Main level is 1,713 Sq Ft., Second Story is 1,134 Sq Ft., Basement is 1,752' Sq Ft.

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

5. HOMEOWNERS PRESENTATION OF NON-AGENDA ITEMS

A. Ann Clark brought the yard care issues up again. A discussion was had and CC&R's reviewed.

B. Kimberly mentioned that a homeowner Michelle Brunson had a question about having an architect committee review plans and not use the Board as that committee. Discussion.

C: The Board brought up to give Ron Adams a raise to \$750 a month for the administrative duties. Try for a year and then re-elevate then.

MOTION: Discussion was had and a raise from \$500 to \$750 a month was suggested. Proposed, seconded and passed unanimously.

6. OLD BUSINESS

A. Conference table and chairs have been taken to DI and vacated the storage unit. The November rent had to be paid as notice of vacating.

B. Follow-up on Liz Gudmundson's e-mail on motion lights, loud music, pickleball court lights. Gordon to have another discussion with Dave Sigler.

C. Follow-up of ADU (Accessory Dwelling Unit) in the neighborhood. The Board has a meeting tomorrow, November 5th with Justin Wayment, the HOA attorney to review the laws and clarify any questions from last month's meeting and input from owners. Discussed that the attorney has already expressed that there is nothing we can do to override the laws in place. Will know for sure after tomorrow's meeting.

7. NEW BUSINESS

A. Feedback from Annual Meeting and Dinner, for next year's planning. Went well this year and no new ideas were expressed.

B. Review section IV of CC&R's and application to build requirements.

C. Considered more follow-up of the letters to Loren Spendlove on a trailer onsite for clean-up of his two building projects. Loren mentioned in a letter to the Board that he was going to halt construction after completing the drying in of the two houses under construction. He has put a dumpster on his son's house this week. He will be removing the Porta-Potty's and the dumpster until the Spring when he will be completing the homes.

8. ADJOURNMENT

Next meeting to be held December 2, 2025 at the Cedar City Aquatic Center. Adjourned at 5:25 p.m.

Respectfully Submitted:
Ron Adams, Administrator

Approval Date: _____