

MESA HILLS HOMEOWNERS ASSOCIATION  
MINUTES OF MONTHLY BOARD MEETING  
Tuesday March 1, 2022

The Mesa Hills Homeowners Association Board Committee held a Board meeting on Tuesday March 1, 2022 at the Cedar City Aquatic Center.

Members Present

Barbara Burrows  
Jerry Callahan  
Derek DeGroot  
Bob Jacobs

Homeowners Present

Jen Grimshaw  
Dane Grimshaw  
Paul Snow  
Shaunna Snow

Others Present

Ron Adams

**1. CALL TO ORDER**

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

**2. APPROVAL OF MINUTES**

**MOTION: February 1, 2022 minutes reviewed. Proposed, seconded and passed unanimously.**

**3. FINANCIAL REPORT**

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

**4. ARCHITECTURAL COMMITTEE**

A. Home for Dane and Jen Grimshaw, 2490 West Sunnyvale Dr., WF3 L13 Square feet of home is 2,402. No basement. Stucco colors are slate gray, dawn gray, brick is brown veneer actual color will depend on availability, soffits to match. Shingles to be black, roof pitch 5/12, setbacks are 25' front and 20' side and 4' in the rear.

**MOTION: Home approved. Proposed, seconded and passed unanimously.**

**5. HOMEOWNERS PRESENTATION OF NON-AGENDA ITEMS**

A. Mike Evans brought in a picture to change his siding to some batter board or stucco cobblestone in light brown or light grays.

**MOTION: Change approved. Proposed, seconded and passed unanimously.**

**6. OLD BUSINESS**

- A. Update on Brown Family wall drop off in rear yard. This has been resolved.
- B. Discussed CC&R that Michael Clark sent to the Board. Will have attorney come to a meeting and see what we can do moving forward. (See Attachments) Will take this up in April.
- C. Discussed change suggestions that were e-mailed to the Board on the Pocket Park. (See Attachments) Park was looked at and the only thing that needed attention was the swings. Will spray paint the swings and replace the seat when the weather warms up.

**7. NEW BUSINESS**

- A. Laura Taylor home on CC3 L03 that has been rented to two families for some time. Jerry said the couples have been asked to vacate the house.

**8. ADJOURNMENT**

Next meeting to be held April 5, 2022, at the Cedar City Aquatic Center, 4:00PM.  
Meeting adjourned at 4:40 p.m.

Respectfully Submitted:  
Ron Adams, Administrator

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Approval Date: \_\_\_\_\_

**ATTACHMENTS**

From Michal and Ann Clark  
The purpose of this document is:

- 1 We need a process to amend the Association CCRs
- 2 We need a process to give MHHOA board members more ability for oversight
- 3 We need a process for lot owners (MHHOA) to appeal to the MHHOA Board Amendments or changes to the MHHOA CCRs can be made by consent of the members. Each lot owner has one vote. In order to vote on an amendment, the lot owner must be current in the payment of MHHOA dues. To become a part of the CCRs of MHHOA, an amendment must pass with a 2/3 majority vote of the lot owners that vote. The board shall be the sole authority to authorize, canvass and count the votes. This decision is final.

4 It is proposed that 5 members MHHOA Architecture Committee be elected to fill terms of office the same as the MHHOA Board members. The duties of the Architectural Committee are enumerated in the original MHHOA Rules.

5 It is proposed that violations of the MHHOA CCRs be given: (due process)

- 1 A letter stating the violation and an example remedy. This written notice shall be signed by the board members. The member found in violation has the right to appeal. The board shall acknowledge the appeal and if still found in violation, the process continues to step 2
- 2 If steps to correct the violation are not taken in 45 days from the date of the written notice (step one), 2 members of the board are to meet with the lot owner to personally review the violation of the CCRs to discuss a resolution
- 3 If after steps one and two and the lot owner fails to resolve the violation, the board may vote to issue a fine of \$100. To be levied against the lot in violation.

Mesa Hills is considered a prime residential area. Lot owners are reminded that house trailers, boats and large profile vehicles are not to be parked in front of the lot or in the front side yards. Long term storage of such is prohibited in residential lots. A small trailer, such as would haul an ATV is permitted in side yards. Recreational vehicles and trailers boats, camper shells and covered work trailers are permitted seasonal short-term storage for not more than 30 days.

It is proposed that there shall be no display of flags except for the official flag of the USA. Game day flags are permitted. Other signs and banners are not permitted to be display on the lot for no more than 2 weeks.

It is proposed that all appeals to the CCRs and board decisions must be presented in writing. The board will thus consider written appeals and may hear at their discretion personal appeal by the lot owner. After a decision by the board is rendered, it is final and the decision must be communicated in writing to the lot owner making the appeal. This decision is final and the lot owner is responsible to abide by the decision of the MMHOA board.

It is proposed that lot owners who fail to pay yearly dues shall automatically be fined \$100. For each year the dues are not paid.

## Mesa Hills HOA Pocket Park Petition

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As home owners in the Mesa Hills area, we respectfully request the Mesa Hills Board to make the changes (listed below) to the pocket park located on Legacy Dr. between Cody Drive and 700 South. Reasons for the needed changes are as follows:

### 1. Safety Issues

- a. Over the past few years better playground equipment has been requested, the result has been broken equipment, open ends on pipes that are ideal hornets' nests, and as a result creates safety hazards for children using the park.
- b. The sprinkling system cover (west of the pavilion) is broken and as a result it poses a hazard for tripping, or at worst a broken bone. This has been broken several times (not sure if it's the lawn equipment or children that are the cause).
- c. There is a large rock near the old swing set which rises above the level of the grass, and should a person hit that when falling or coming off the swing, it could result in an injury.
- d. There are a number of deep holes in the grass that could also result in injury.

### 2. Esthetic and functional issues.

- a. The neighbors at the back of the park like the rock area (when it was grass, water would come under the block fence and in time would damage the wall). The neighbors periodically will spray the weeds and they are okay to continue to do that.
- b. We should consider adding to or replacing some of the native trees with several deciduous shade trees which would make the park more appealing and usable during the hot summer days
- c. The current playground appears to be nothing more than a "playground graveyard" which is both unsightly and encourages potential damage by older children.

### Recommendations:

1. Remove the current playground and install a high-quality well-designed play equipment area. Including an area under the playground equipment with mulch and boarder.
2. Fill holes and cover sprinkling controls with child and lawn equipment proof covers.
3. Remove the rock that is above the grass (this is probably a fairly large rock)
4. Remove the trees that are currently growing in the park and plant some good shade trees as mentioned above.
5. Include week maintenance as part of the lawn care contract. This needs to be someone that is familiar with the risks associated with improper use of herbicides.