

MESA HILLS HOMEOWNERS ASSOCIATION  
MINUTES OF MONTHLY BOARD MEETING  
Tuesday June 7, 2022

The Mesa Hills Homeowners Association Board Committee held a Board meeting on Tuesday June 7, 2022 at the Cedar City Aquatic Center.

Members Present

Gordon Goodall  
Barbara Burrows  
Jerry Callahan  
Derek DeGroot  
Bob Jacobs

Homeowners Present

Greg Hopkins  
David Dalton  
Cynthia Dalton  
Michael Clark

Others Present

**1. CALL TO ORDER**

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

**2. APPROVAL OF MINUTES**

**MOTION: May 3, 2022 minutes reviewed. Proposed, seconded and passed unanimously.**

**3. FINANCIAL REPORT**

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

**4. ARCHITECTURAL COMMITTEE**

- A. Landscape and Wall Plan for Greg Hopkins 2472 West Carmel Canyon Drive (CC1 L21)

**MOTION: Landscape and Wall approved. Proposed, seconded and passed unanimously.**

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

- A. Discussion of watering the Mesa Hills Parks.
- B. Discussion of Park Trail design on the north end of the subdivision. (Sunset Pointe) Trail is flat and is closed off on the East end due to the new subdivision not in Mesa Hills that is there. Paul Smith has a plan idea he would like to submit.

**6. OLD BUSINESS**

- A. Update on Brown Family wall drop off in rear yard. Work Progressing.
- B. Follow-up on E-Mail sent to the Board regarding changes to the CC&R's.

(See attachment) Changes will need a 2/3 approval. An appeal process is needed for someone who dies. This will be an on-going discussion till completed. A meeting date will need to be selected to discuss and vote on.

C. Follow-up the Pocket Park maintenance to the swings. Swings to be painted and repaired and poles cemented in place.

D. Spring clean-up dumpster has been in place for over a week and has been dumped and returned three times and will be there through July 8th.

E. David and Cynthia came to the meeting to discuss their property changes and items the Board had concerns with. It was mentioned that David will be deploying to Kuwait with the Army National Guard for 4 months.

## **7. NEW BUSINESS**

## **8. ADJOURNMENT**

Next meeting to be held July 5, 2022, at the Cedar City Aquatic Center, 4:00PM. Meeting adjourned at 5:05 p.m.

Respectfully Submitted:  
Ron Adams, Administrator

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

## **ATTACHMENTS**

From Michael 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.