

MESA HILLS HOMEOWNERS ASSOCIATION
MINUTES OF MONTHLY BOARD MEETING
Tuesday July 5, 2022

The Mesa Hills Homeowners Association Board Committee held a Board meeting on Tuesday July 5, 2022 at the Cedar City Aquatic Center.

Members Present

Gordon Goodall (by Telephone)
Jerry Callahan
Derek DeGroot
Bob Jacobs

Homeowners Present

Kent Kowallis
Sheri Kowallis

Others Present

Ron Adams

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES

MOTION: June 7, 2022 minutes reviewed. Proposed, seconded and passed unanimously.

3. FINANCIAL REPORT

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

4. ARCHITECTURAL COMMITTEE

A. Bybee house 2529 West Carmel Canyon Drive (CC2L02) stucco color to be changed to white. Board already approved this by e-mail and phone in the month of June.

5. HOMEOWNERS PRESENTATION OF NON-AGENDA ITEMS

A. Kent and Sheri Kowallis were here concerned about the Pocket Park watering. It has a problem called necrotic ring spot. The swings also are junk and need to be replaced not repaired. Also, they mentioned treehouse, fire pit, and chairs in the Greenbelt by the Anderson Park. The Board will review the requests and come up with solutions.

6. OLD BUSINESS

A. Brown Family wall has been completed and they are just waiting for the gate.
B. Follow-up on E-Mail sent to the Board regarding changes to the CC&R's.
(See attachment) This will be an on-going discussion till completed. A meeting date will need to be selected to discuss and vote on. Gordon asked the Board to review section 3

and see if some wording needs clarifying before next meeting. Gordon will discuss the changes with the attorney from the last meeting and going forward and then figure out a plan of action. Will come up with some suggestions and run them by the attorney. This will take some time to make thing mesh with the new state laws.

C. Follow-up the Pocket Park maintenance to the swings. Swings to be painted and repaired and poles cemented in place. Will put on hold until we review the recommendations.

D. Spring clean-up dumpster has been in place for over a week and has been dumped and returned four times and will be there through July8th.

7. NEW BUSINESS

8. ADJOURNMENT

Next meeting to be held August 2, 2022, at the Cedar City Aquatic Center, 4:00PM.

Meeting adjourned at 5:00 p.m.

Respectfully Submitted:
Ron Adams, Administrator

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.