

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

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

Members Present

Gordon Goodall
Kent Kowallis
Kimberly Sanders
Derek DeGroot (on phone)
Bob Jacobs

Homeowners Present

Michael Platt
Hali Platt

Others Present

Ron Adams

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES

MOTION: September 23, 2022 minutes reviewed. Proposed, seconded and passed unanimously.

3. FINANCIAL REPORT

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

4. ARCHITECTURAL COMMITTEE REVIEW

A. Michael Platt presented his plans for his home on CC3 L23 (270 South Ridgeview Loop). Setbacks are 25” in the front, 26’ on the east side, 46’ on the West, 71’ in the rear. Asphalt shingles in black. 6/12 roof pitch. Soffits and gutters are white. Stucco color White dove and brick will be white dove and red. Square foot is 2344 main, loft is 1695, mid basement is 3200, basement is 1695.

MOTION: To approve the Plans. Proposed, seconded and passed unanimously.

5. HOMEOWNERS PRESENTATION OF NON-AGENDA ITEMS

A. Mentioned that the Gurney home at MH2L44, 2212 West Sunset Pointe Drive needs some attention to the yard. The Gurneys have both passed away and their daughter is caring for the home and lives in Las Vegas.

B. Talked about the continued problem with street parking.

C. Talked about two properties that have chickens, one with a rooster. The properties will be verified and action taken from there.

D. Brought up discussion on having an Architectural Committee, rather than Board approving plans. Idea was to get more homeowners involved, especially for

landscaping. It was decided to address landscaping as the rules and regs are being drafted.

6. OLD BUSINESS

A. Follow-up on CDs at Mountain America Credit Union, about adding more. Will keep checking for the time to add as rates are moving right now.

B. Follow-up on E-mail received regarding changes to Mesa Hills to amend CC&R's and Board authority and operations. A draft of rules and reg changes are being prepared for the attorney to look over and then get input from the Board and property owners before adopting. These changes can be done by the Board without changing the entire CC&R's that would require a 75% approval from the homeowners

C. Follow-up on letter sent about yard clean-up at WF2L4. Second letter was sent. Looks better but will be monitoring, as there are a couple of things that have not been completed.

D. Follow-up on water line connection between Robert Naken and Gordon Goodall landscaping on circle. The Lawn Ranger has run the line and installed the valve box just for that landscaping. Will be complete this month.

E. North end trail discussion. Will discuss this further at the next meeting when some ideas that Gordon has heard will be brought in.

F. Follow-up on the Pocket Park swings. The approved changes were given to the company and the order placed and probably will not be ready to ship until Spring and installed then.

7. NEW BUSINESS

A. Board positions for 2022-2023. Vice President -Kent Kowallis, Kimberly Sanders Secretary. Gordon will continue as President and Derek DeGroot as Treasurer. Bob Jacobs will still be a Board member also.

8. ADJOURNMENT

Next meeting to be held December 6, 2022, at 4:00 PM, at the Cedar City Aquatic Center. Meeting adjourned at 6:05 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.