

MESA HILLS HOMEOWNERS ASSOCIATION  
MINUTES OF MONTHYY BOARD MEETING  
Tuesday February 6, 2024

The Mesa Hills Homeowners Association Board Committee held a Board Meeting on Tuesday February 6, 2024 at the Aquatic Center in Cedar City.

Members Present

Gordon Goodall  
Kent Kowallis  
Derek DeGroot  
Michael Clark  
Kimberly Sanders

Homeowners Present

Garrett Cottom  
Jon Anderson  
Kristy Anderson  
Robert Brown

Others Present

Ronald Adams

**1. CALL TO ORDER**

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

**2. APPROVAL OF MINUTES**

**MOTION: January 2, 2024 minutes reviewed. Proposed, seconded and passed unanimously.**

**3. FINANCIAL REPORT**

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

**4. ARCHITECTURAL COMMITTEE REVIEW**

A. Retaining Walls for David Sigler, CC1 L9A. Sent plans out by e-mail and they were approved by all Board members 01-06 through 01-08-2024.

B. House plans for Hunter Low, WF3 L25. Main floor 1,709 Sq. Ft., Basement 1,707 Sq. Ft. Setbacks, 28' front, 35' rear, 19' East. 18' West. Roof Pitch 8/12. Shingles black. Rock whitebark with Stucco in snowboard white. Sent plans out by e-mail and they were approved by all Board members 01-16 through 01-19-2024.

C. Garage and Indoor Pickleball court plans for David Sigler, CC1 L9A. Main floor 2,500 Sq. Ft., Basement 2,500 Sq. Ft. Setbacks, 39' front, 30' rear, 29' East. 21' West. Roof Pitch 15/12. Shingles, Rock, Stucco to match house next door.

**MOTION: Garage and indoor Pickleball Court reviewed. Proposed, seconded and passed unanimously.**

D. House Plans for Jon Anderson, CC2 L7, were sent out to the Board prior to the meeting to look over. Main floor 3,227 Sq. Ft., Basement 3,755 Sq. Ft. Second Story

1,285 Sq. Ft. Setbacks, 25' front, 40' rear, 8' East. 19' West. Roof Pitch 12/12. Shingles black. Rock Gray/Black with Siding offwhite.

**MOTION: House Plans reviewed. Proposed, seconded and passed unanimously.**

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

### **6. OLD BUSINESS**

A. Follow-up on DRAFT of Rules & Regulations regarding CC&R's, Board authority and operations. Justin our attorney has reviewed them. Gordon had a few more suggestions before we send them out. The Board will give final approval and send out to homeowners in late April or so.

B. Follow-up on Muse property 2273 West 546 South (LP3 L23). Our Attorney is waiting to hear back the letter he sent Muse's Attorney.

C. North end trail update. Will plan on making a turnaround in the Spring.

D. Pocket Park equipment to climb on. Reviewed pictures and prices. Board approved to order the equipment for the price of \$8,774.00 installed. We will pay half down and the rest upon completion which is estimated by April 4<sup>th</sup>.

E. Trailer that was moved off street to side yard at 2237 West Cody Drive. More discussion was had on how to handle these situations, as the CC&R's don't address the parking on the side yard (if it meets the parking on the yard rules) just in the street.

### **7. NEW BUSINESS**

A. Reviewed Carmel Canyon Estates withdrawal from our HOA. Garrett Cottom presented all the signed documents for this to take place. Will refund their portion of unused dues when the documents are recorded. (Around \$1,463)

**MOTION: For Carmel Canyon Estates to be removed from under Mesa Hills and operate fully on their own. Proposed, seconded and passed unanimously.**

B. Presented a letter from Robert Brown to the HOA on concerns of CC&R's not being followed. Discussion was had about trailer parking, yard art and adding a management company to handle the HOA, especially for enforcement of violations. The Board had concerns about adding a private management company as dues would have to be increased. Some of the violations will be addressed in the new Rules and Regulations coming out in April. Will follow up from there.

C. Letter on Notice of Plat Amendment WF3 L28&29 being combined into one lot. The Board saw no objection. It was approved by the City.

### **8. ADJOURNMENT**

Next meeting to be held March 5, 2024 at the Cedar City Aquatic Center. Meeting adjourned at 5:25 p.m.

Respectfully Submitted:  
Ron Adams, Administrator

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