

MESA HILLS HOMEOWNERS ASSOCIATION  
MINUTES OF MONTHLY BOARD MEETING  
Tuesday April 7, 2026

The Mesa Hills Homeowners Association Board Committee held a Board Meeting on Tuesday April 7, 2026 at the Cedar City Aquatic Center.

Members Present  
Kent Kowallis  
Derek DeGroot  
Greg Hopkins

Homeowners Present  
Ann Clark

Others Present  
Ronald Adams

**1. CALL TO ORDER**

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

**2. APPROVAL OF MINUTES**

**MOTION: March 3, 2026 minutes reviewed. Proposed, seconded and passed unanimously.**

**3. FINANCIAL REPORT**

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

**4. ARCHITECTURAL COMMITTEE REVIEW**

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

A. Ann Clark brought up several properties that need attention. They were reviewed and letters will go out in May with the properties that the Board looks at this month in their areas.

**6. OLD BUSINESS**

- A. Follow-up of ADU (Accessory Dwelling Unit) in the neighborhood. Nothing new.
- B. Dates for the Dumpsters to be put out for the summer clean-up are June 18<sup>th</sup> through July 6<sup>th</sup>.
- C. Date for Annual Meeting & Dinner has been set for Thursday September 24, 2026, at the Courtyard by Marriott. Check-in and Social hour (with hors d'oeuvre's) will begin at 6PM. Dinner and Meeting will follow at 7PM.
- D. Follow-up on Nix letter concerning dumpsters on Spendlove projects.
- E. Follow-up on Snow port-a potty on jobsite being delayed during excavation. Board decided they would send Snow's an e-mail suggesting that they place it on the owner lot to the

East, or vacant lot to the West of theirs after getting permission from the owners, Hunt and Vosicka.

F. Follow-up on letters that the Board would like the attorney draft regarding Thapa sourdough business at 2255 West Cody Drive. No action needed. Cars parked at the Stone house 2237 West Cody Drive and several others on Cody Drive. Ann Clark will contact Code Enforcement at the city on these for the HOA as she had the same concerns in Item 5 above.

G. Follow-up on fence repair on Cove Drive.

## **7. NEW BUSINESS**

A. Yards that need landscape letters to go out in May after checking areas before May Meeting. Board will bring requests to the May Meeting to prepare to go out in May.

B. Items for the Spring Newsletter that will go out in May. The Board just mentioned car parking on the streets and Landscaping to be firmer to try to get everyone to help keep the neighborhood nice.

## **8. ADJOURNMENT**

Next meeting to be held May 5, 2026 at the Cedar City Aquatic Center. Adjourned at 5:15 p.m.

Respectfully Submitted:  
Ron Adams, Administrator

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