

Cedars Townhomes HOA Board Meeting Minutes

September 6, 2022 7p.m. by Zoom

Welcome – Robbin Herlocker, HOA Board President

Attending – Robbin Herlocker, Glenn Dodge, Robert King, Mekel Zorn, Rich Wells TPM, Sean Tolman proxy for resident Mignon Dittmar, residents Solomon Dittmar, Kelli Wolf

Minutes – HOA board meeting August 2, 2022

Approved by Cedars HOA board

Treasurer's Report

Approved by Cedars HOA board

Business

1. Resident Mignon Dittmar – HOA common parking areas and towing policy – proxy Sean Tolman. A vehicle owned by the Dittmars was towed from a HOA common parking area on Morgan Blvd. Towing company towed the car because it had been parked in the parking spot longer than allowed by posted sign parking rule. Dittmars stated the vehicle had been parked for only a two hour time frame before it was towed. The parking rules were reviewed and discussed. The HOA board determined that the posted sign rule was confusing and since Dittmars said the vehicle was only parked for two hours – less time than the maximum posted – voted to reimburse the Dittmars the \$340.00 towing fee. The HOA board will review HOA parking rules to make them clear.
2. Cedars Townhomes Rules and Regulations dated Nov 10, 2010 – parking. Rich Wells TPM will review with the board to integrate and update the document and incorporate the updated document into the current HOA CC and Rs.
3. Commercial vehicle parking within the HOA. City of Cedar Hills has parking regulations for commercial vehicles.
4. Review August 2, 2022 Project/Repair List
 - a. Decks – 10454 Sage Vista – deck under warranty. TPM working with deck company to complete repair.

- 10399 Morgan – Provo Maintenance to replace deck with new deck material.
 - b. Window leaks – 3914 Morgan and 10453 Morgan have window leaks caused by deficient flashing. TPM to contact company to complete repairs.
 - c. Garage flooding – 10361 and 10363 Morgan – Provo Maintenance will evaluate for repairs.
 - d. Roof replacement – HOA board accepted bid by Cascade Roofing Services to replace shingle roofs at 10276, 10282, 10292, 10294, 10376 and 10378 Morgan Blvd. Work has been completed.
 - e. Fire break safety vegetation trimming. Cedar Hills 18th Ward completed project. The border of the HOA and the area between Sage Vista and Morgan were trimmed of grass and brush cut down. J and R Landscaping hauled away project generated plant debris.
5. Board approved J and R Landscaping 2023 contract. TPM will contact J and R with board approval.

Next Cedars Townhomes HOA board meeting: October 4, 2022 7p.m.