

Cedars Townhomes HOA Board Meeting Minutes

Wednesday, July 10, 2024 7p.m. by Zoom

Welcome – Robbin Herlocker, Cedars Townhomes HOA Board President

Attending – Robbin Herlocker, Tom Honeycutt, Ed Wu, Robert King, Casey Cottrell, Rich Wells TPM

Minutes – Cedars Townhomes Annual Meeting Saturday, June 22 7p.m. at HOA pavilion – reviewed and approved by HOA board

Treasurer's Report – Ed Wu Treasurer. Ed is transitioning into the HOA accounting system. Expense and income sheets are being completed and then the HOA board will review. HOA financial accounts signature sheets are being resigned by HOA board.

Business –

1. Board officer positions – Robbin Herlocker – President, Tom Honeycutt – Vice President, Ed Wu – Treasurer, Robert King – Secretary, Casey Cottrell – Member at Large and Liaison with TPM, Marc Pipkin – Board Representative for HOA Project/Repair List
2. Water pressure/sprinkler system update – the HOA irrigation water system has low water pressure and the City of Cedar Hills is not increasing the pressure. The HOA board has requested the HOA landscaper – J and R Landscaping – to go through the HOA sprinkler system head by head and make repairs and design changes to help increase sprinkler effectiveness. This process is almost complete. J and R will provide a map of the HOA irrigation shut off valves to the HOA. HOA will provide a map of City of Cedar Hills water irrigation meters on the HOA to J and R. HOA and J and R will continue to keep up repairs on HOA sprinkler system.
3. Completion of CH 18th Ward fire suppression project – project cutting grass, bushes, a few trees around border of HOA completed. Payment authorized
4. Updating email – thecedarstownhomes@gmail.com will be updated to utahcedarstownhomes@gmail.com and TPM will be added to the email address. TPM will complete this project of changing to the new email. Unit owners will be notified of the email update.

5. Request for backyard deck and shed – City of Cedar Hills forwarded request. Resident will be contacted by TPM at JK29K7@gmail.com
6. Status of Cedars Townhomes 2024-25 property insurance – yearly premium paid to Auto Owners Insurance Company through HOA insurance broker Sentry West
7. Review lists from HOA/TPM walkaround of May 13, 2024. Lists reviewed and forwarded to J and R Landscaping and TPM for completion and notification of unit owners as needed. Copies of lists sent to HOA board members. Robbin Herlocker completed a walkaround listing all of the City of Cedar Hills installed water meters on HOA property. This list will be shared with J and R Landscaping. The list will also be shared with TPM along with a list of possible unit owner violations.
8. Rise Broadband power connection – TPM has contracted Rise with no response. Power connection will possibly be removed.
9. Review Project/Repair List – list reviewed and updated
10. Review Violation List – list reviewed and action will be taken as needed through HOA approved violation policy

Next Cedars Townhomes HOA Board Meeting –
Wednesday, August 14, 7p.m. by Zoom