

Cedars Townhomes HOA Board Meeting Minutes

Wednesday, August 14 – 7p.m. by Zoom

Welcome – Robbin Herlocker, HOA Board President

Attending – Robbin Herlocker, Tom Honeycutt, Ed Wu, Casey Cottrell, Robert King, Bryce Carr HOA resident, Corey Poole TPM

Minutes – Cedars Townhomes Board Secretary

HOA Board Meeting Wednesday, July 10, 2024 7p.m. by Zoom – minutes reviewed and approved by HOA Board

Treasurer's Report – Cedars Townhomes Board Treasurer

Months of June and July, 2024 reports reviewed and approved by HOA Board

Business –

1. HOA leasing percentage update. HOA attorney Jared Anderson preparing CC and R amendment to establish HOA unit leasing percentage of total units. Discussion of CC and R process to allow adoption of a percentage.
2. Review HOA/TPM contract – last contract signed in 2016. Contract reviewed for TPM services to HOA.
3. West boundary of HOA – the west boundary common area will have grass, brush trimming done by J and R Landscaping as needed for a firebreak.
4. HOA landscaping sprinkler update – J and R Landscaping has completed check of sprinkler system throughout HOA. Due to low water pressure provided by City of Cedar Hills the system is functioning as best as it can.
5. 10574 Sage Vista – loose cable wire – done by painting company who painted HOA in 2018. TPM will have Liberty Roofing remove loose wire. HOA will check additional loose wires for removal.⁴
6. 10496 Morgan – owner request to install a small area with turf. To be checked by HOA – checked 08/19/24 and approved.

7. Cedars Townhomes email contact address – new address – utahtownhomes.com@gmail.com – address sent to all HOA Board Members and posted on HOA/TPM website.
8. Painter information – 2018 HOA unit painting warranted to 2028. A few units need fronts repainted. Board member Tom Honeycutt will be HOA board point person to contact painting company.
9. Unit owners who expressed willingness, at Annual 2024 HOA Meeting, to help HOA Board will be contacted.
10. Review Project/Repair List – list reviewed. HOA Board Walkaround to review projects will be done on 08/19/24.
11. Review Violation List – reviewed

Next Cedars Townhomes HOA Board Meeting:

Wednesday, September 11, 2024 7p.m. by Zoom