

## **Cedars Townhomes HOA Board Meeting Minutes**

Wednesday, August 13, - 7p.m. by Zoom

Welcome – Attending Tom Honeycutt, Robbin Herlocker, Ed Wu, Marc Pipkin, Robert King, Rich Wells TPM

Minutes – HOA Board Meeting Wednesday, July 9, 2025 7p.m. – minutes reviewed and approved by HOA Board

Treasurer's Report - reviewed and approved by HOA Board

Business –

1. Notice to unit owners July 2025 – June 2026 HOA Board officer positions – President Tom Honeycutt, Vice President Robbin Herlocker, Treasurer Ed Wu, Secretary Robert King, Member at Large Marc Pipkin. TPM will forward notice of positions to unit owners.
2. June wildfire on west hillside recovery plan. City of Cedar Hills is working with American Fork Fire Department and Federal Land Management agencies on a mitigation plan. The plan includes reseeded of plants and possibly using straw wattles to help prevent water runoff damage. Plan is continuing to be developed.
3. Wildfire mitigation plan around boundary of HOA – Tom Honeycutt reported that advice from a wildfire mitigation company has to wait until responsible land management agencies designate a responsible lead agency to issue a wildfire fire recovery plan.
4. Pressurized irrigation update – City of Cedar Hills has increased connection fee for each HOA unit approx. \$15.00 monthly. The utilization fee – amount of water used by HOA – is still being evaluated. City hopes an actual increase/decrease of water use will be available in two months which will then indicate the amount to be paid by HOA for water used for irrigation.
5. Repainting some HOA units – Matt Maestas from Unforgettable Coatings Company gave review of previous painting done by Unforgettable Coatings and need for some units to be repainted. He indicated that the

- previous painting warranty expired in March of 2025. The HOA Board stated that numerous attempts had been made to contact Unforgettable Coatings to do warranty work before the expiration date. TPM listed emails to Unforgettable before the March date. Unforgettable Coatings will contact TPM to discuss resolution.
6. Notice to unit owners – backyards green grass areas abutting dry grass hillsides will not be mowed for a few weeks because of wildfire concerns. HOA Board approved mowing backyards that are totally enclosed by a fence. J and R Landscaping notified of approval.
  7. July HOA Project/Repair List Review – HOA Board will hold a board meeting Wednesday, August 20 7p.m. by Google Meet to discuss items 7 and 8.
  8. July HOA Violation List Update.

Next HOA Board Meeting:

Wednesday, September 10, 7p.m.