

Cedars Townhomes HOA Board Meeting Minutes

Wednesday, October 8, 2025 7p.m. by Zoom

- Welcome – Tom Honeycutt, HOA Board President
Attending – Tom Honeycutt, Robbin Herlocker, Ed Wu, Robert King, Marc Pipkin, Bryce Carr, Rich Wells TPM
- Minutes – HOA Board Meeting September 10, 2025
Minutes reviewed and approved by HOA board. TPM will register Cedars Townhomes HOA with the state of Utah HOA ombudsman office. This requirement is required by law passed by the Utah state legislature in 2025 session.
- Treasurer's Report – reviewed and approved by HOA board. Ed Wu and Rich Wells will meet to adjust HOA monthly dues amount to adjust funding of HOA reserve account monthly amount for 2026.
- Business
 1. 2026 J and R Landscaping contract – reviewed and approved. Tom Honeycutt and Robbin Herlocker will meet to sign contract and forward to J and R. The HOA will have J and R reduce number of season mowings to keep the contract amount at 2025 level. Also a meeting will be held with J and R spring of 2026 to discuss sprinkler repair needs.
 2. Tree removal – various trees in HOA – removal and trimming of trees listed on the Project/Repair List – number 5 below. Robert King will meet with J and R Landscaping to review the tree list.
 3. Unit painting – bids – bids reviewed. Bizzy Painting selected. Work will be done spring of 2026. HOA will hold Bizzy to bid amount for the 2026 painting.
 4. Review violation fining policy – violation portal with tracking on HOA/TPM website. This item discussed at HOA Board Executive Meeting held September 24, 2025. This business

item was tabled and will be discussed at a future board meeting.

5. Review September Project/Repair List – reviewed and updated
6. Review September Violation List - reviewed and updated

Next HOA Board Meeting:

Wednesday, November 12, 2025

7 p.m. by Zoom

No board meeting will be held in December 2025