

Cedars Townhomes HOA Board Meeting Minutes

Wednesday, September 10, 2025 7p.m. by Zoom

- Welcome – Tom Honeycutt Board President – Attending: Tom Honeycutt, Robbin Herlocker, Ed Wu, Marc Pipkin, Robert King, Bryce Carr, Corey Poole TPM, Robyn Shepherd HOA resident – HOA provided Robyn advice and help with a neighbor's dog and backyard pet feces
- Minutes – HOA Board Meeting August 13, 2025 – reviewed and approved by HOA Board
- Treasurer's Report - reviewed and approved by HOA Board
- Business -
 1. Rental management project update – Tom Honeycutt, Ed Wu, Robbin Herlocker, and Bryce Carr are updating HOA lists of unit ownership. This update will keep track of number of units being rented to stay under the HOA rental cap percentage. Utah County property ownership lists and property tax lists are being reviewed. The HOA rental SOP is being used to help with the review.
 2. Burn scar – east side of HOA update – the burn scar is about 25 acres. Approximately 20 acres is managed federally and the area is too small for a management plan so only reseeding may be done. The remaining acres are managed by the city of Cedar Hills. Plastic fence erosion barriers and straw wattles have been put in place by the city to help prevent soil erosion. The HOA has had J and R Landscaping put wattles on the HOA property hillside in areas below the burn scar. No HOA property was burned during the fire. The city will also reseed on the city managed portion of the burn scar. The city managed land is next to HOA property separated by a dirt road.
 3. J and R Landscaping proposed 2026 landscaping contract – the contract will be reviewed for approval at the HOA Board Meeting on October 8, 2025.

4. HOA units repainting bid update – Unforgettable Coatings Company bid to repaint the fronts of some units reviewed. Further discussion on the bid may take place with Unforgettable. HOA Board authorized TPM to get two additional bids. List of the HOA units to be repainted will be sent to TPM for bid use.
5. J and R bid for removal of brush – west and south sides of HOA. The bid proposal will be discussed Spring of 2026.
6. Notice to unit owners – HOA Board positions. TPM forwarded a list of HOA board officer positions for July 2025 – June 2026 to unit owners.
7. August Project/Repair List – reviewed and updated by HOA Board and TPM.
8. August Violation List - reviewed and updated by HOA Board and TPM.

Next HOA Board Meeting:

Wednesday, October 8, 2025

7p.m. by Zoom