

# EASTGATE HOMEOWNERS ASSOCIATION

## MEETING MINUTES

August 30, 2023

7:03pm Meeting Called to Order by President Dan Kidder.

ATTENDANCE: Dan Kidder, Pres; Jennifer Young, VP; Cinthia Van Alst, Secretary/Treasurer & Geraldo Lopez via Zoom.

### President Report

Delinquent dues: Scott Dabbs and Steve Ellis are behind.

Dan stated Bank Error in our favor deposit of \$6200? Checking approx \$8k, though the water bill was \$2k. UPCOMING Annual Meeting in Sept. RSVP if attending. Dan will mail out a letter with a Proxy for voting, since we will be opening up the board for voting.

### Financial Report- Secretary Treasurer

Approx \$28k with \$20k cd's \$20,500 in reserves.

Discussion Dan asked Cinthia about an Amazon charge \$53.09. This charge is unknown and will be investigated.

### NEW BUSINESS:

Siding on 13 & 14 needs repair ASAP. Discussion with Mr. Lopez, owner of 14 asking if HOA will repair it. Cinthia said let's refer to the CC & R's, exterior maintenance and Dan read and stated HOA doesn't pay for siding. Cinthia stated that if we want to keep uniform looking, perhaps HOA doesn't want different contractors (or handyman work) with different products outside the architectural committee who isn't present to approve. Dan MOTIONED HOA will repair it and bill owners. Because the siding repair needed is in the shared peak we will split the cost 50/50. All in favor.

VP Report: Jen stated Stucco repairs could start next week. Jen mentioned that we had spent so much lately, did we still want to pay for this. We all agreed it would probably be estimated at less than \$500 and if so, approved the work to proceed.

A community garden was by Gerardo suggested where willow tree grass discussed to be removed.

## OLD BUSINESS

Asphalt repair toward top of hill near #9 completed. Dan questioned about quotes for landscaping, still waiting. Dan and Cinthia discussed water conservation program, Cinthia turned in an application. State of Utah has approved Cedar City, question is are PUD's a part of that. Cinthia agreed to continue to research.

Tree removal near boxes discussed. Willow Tree removal, Jen agreed to find out a cost. Tree in park can be trimmed to look nicer.

Dan and Jen discussed stones and her meeting with landscaper about 400 E. 1" rock/cubic yards  $\frac{1}{4}$ , or  $\frac{1}{2}$ . Larger rocks take heavier equipment. Discussion about uniform color of rocks  $\frac{1}{2}$ " rock same but allow front yards to individual homeowners choice.

Discussion about DRAINAGE:

2% grade concrete slope can drain w/o gate. Licensed contractor needed for Capital Improvements. Box culverts steel on top grid. Cinthia mentioned less settling and planning for new pavement, drainage necessary. Dan said main goal to lessen water bill.

Trash violations. We know there was unauthorized trash dumped and we know which tenants did it and they still need to be warned. The battery on cameras went dead, Dan installed solar panels.

ANNUAL MEETING APPROACHING- Dan motioned that we open the board to new elections. Would like notices sent out in the next month. SEPTEMBER 27<sup>TH</sup> ANNUAL MEETING 7PM

NEXT MEETING: SEPTEMBER 27TH, 2023 7PM

MOTION TO ADJOURN by Dan 7:47 pm; seconded. All in favor.