

Ridgecrest Homeowners Association

Brent Harker – President, Dawn Pheysey – Vice President, Doug Thompson – Secretary/Treasurer

Rod Ybarra, Keena Butler – Trustees

Minutes of the Trustees Meeting

August 21, 2025

FINAL

Attending: Brent Harker, Doug Thompson, Dawn Pheysey, Rod Ybarra (via video call) and Keena Butler were in attendance.

The meeting commenced at approximately 4:00 pm.

1. Minutes of 5/08 Board Meeting

The draft of the minutes distributed earlier was unanimously approved.

2. Meeting Schedule

Doug indicated that he will be travelling in both October and November. To take that into account, it was agreed that the following will be the intended schedule for upcoming meetings:

Board Meeting: Wednesday, 09/10 at 2 PM to discuss the preliminary financial projections for 2026.

Board Meeting: Thursday 09/25 at 2 PM to finalize the financial projections and approve materials for the owners meeting.

Distribute notice of annual meeting: 10/22

Owners Meeting: Saturday 11/15 at 10 AM

Board Meeting: Thursday 11/20 at 2 PM

3. Green Point Performance

It was agreed that Green Point's performance has declined since they were first hired. Fewer people are performing the work. Weeding and bush trimming have declined. Not all clippings that should be bagged are done so. In particular, the fertilization and lawn weed killing have not been adequate. It was suggested that projects included in the fixed fee be scheduled and not reimbursed until after the schedule is met. And we will investigate rehiring MJ for the fertilization and weed killing functions. Doug roughly estimated that doing so will increase our annual costs by about \$2,000.

4. Landscape Projects

Brent anticipates about \$3000 for replacing various bushes and adding some Junipers to the east hillside during the remainder of 2025.

5. Legislative Update

Doug spoke to some issues out of the 2025 Utah legislative session that concluded in March:

Section 13-75

Under the Department of Commerce, this is a new section establishing an Ombudsman Office for HOAs where an owner can file a request for an opinion as to whether an HOA is in compliance with the Code, CC&Rs and Rules. This seems to be intended for serious complaints – an owner pays \$150 just to file a complaint. The statute has not yet been published, and its implications are not totally clear. But we will probably need to update our rules and processes for approval of an owner's request for modifications to the property. It was generally agreed to hold off on making changes for the time being.

Also, the annual Commerce registration fee will increase to about \$100 annually (from \$10 only when changes are made to the content of the filing).

Section 57-8a-218

This section of the Community Association Act was amended to require the Association to allow owners to post political signs excepting signs that are obscene, profane or commercial. According to an educational session of the Utah Legislative Action Committee, even signs such as swastikas would need to be permitted. Our CC&Rs don't permit any political signs. Per the ULAC, this amendment would override our CC&Rs, which is contrary to our understanding of just a few years ago. Miller Harrison would require being paid for advice as to how to proceed. It was generally agreed to hold off addressing this.

Section 57-8a-209

This section was amended to permit an Association to impose a minimum of up to 6 months on the terms of a lease. But this couldn't apply to lots with trusts (half of Ridgecrest). It was generally agreed to take no action.

6. Parking Issues

Concerns were raised about the declining availability of parking spaces. It was generally agreed to raise the issue for discussion at the annual meeting.

7. Sidewalk / Caka Driveway Damage

Brent noted that a recent faulty sprinkler repair resulted in water being sprayed on Fern Caka's driveway and garage. However, it doesn't appear that any material additional damage to the driveway has occurred.

Brent will get additional quotes for doing the sidewalk repairs and see if Caka is interested in repairing her driveway at the same time.

8. Street Projects

We expect to do some crack-sealing in 2026 but not seal coating. The advice we have been given is to not seal coat the substantial areas of the street that are still black from prior excessive sealcoating

9. Delinquencies

One unit has had 2 months where the checks were declined for insufficient funds.

10. Adjournment

The meeting was adjourned at approximately 5:45 PM.