

Eastgate HOA Member's Special Meeting
October 30, 2024

MINUTES

The meeting was held at the Cedar City Library. A special meeting was called in September after our regular meeting failed to have a quorum (12) present. Under the CC&Rs, the board is required to call a special meeting 30 days later where half of the required number of members (6) must be present to have a quorum.

Members present:

Dan Kidder, President
Jen Young, Vice-President
Chase Powell, Member at Large (unable to vote)
Daryl Frisch, Member at Large (by proxy)
Scott Dabb
Diane Ellis
Thomas Sanderson (2 votes)
Gerardo Lopez (zoom)
Cynthia Van Alst (zoom)
Lee Larson (by proxy)

The meeting was called to order at 7 p.m. and a quorum of 10 were present or represented by proxy.

Meeting logistics and quorum

The meeting began with Dan Kidder setting up the video recording and checking that a quorum of members was present, either in person or via Zoom, to conduct official HOA business.

Election of Board Members

Nominations were opened for the vacant office of Secretary/Treasurer. Dan Kidder nominated Diane Ellis. She accepted the nomination. No other nominations were offered and Diane was elected by a unanimous voice vote.

Delinquent dues and fines

Dan discussed outstanding dues and fines owed by some members, including Cynthia who owed \$555 in legal fees. He explained the HOA's process for pursuing delinquent payments, including filing liens, and the need to treat all members equally. He informed Chase Powell that a lien would be filed against him for the outstanding plumbing bill caused by the negligence of his tenants.

Proposed HOA dues increase

Chase proposed increasing the monthly HOA dues from \$150 to \$175, citing rising costs for water, insurance, and other expenses. This led to a discussion about the impact on owner-occupants versus landlords, with some members opposing the increase.

Selling the community park

The group discussed the possibility of Chase purchasing the community park, which is currently owned by the HOA. This would involve separating the park from the HOA's water and access, and determining a fair market value for the land. A sense of the members was taken to see if they would oppose the selling of the park and the general consensus was that the membership would be amenable to selling the park as long as the terms and conditions were acceptable as it could generate revenue for improvement projects.

Stucco repairs and the rock landscaping project

Dan provided an update on the stucco repairs he had planned to do, but which were delayed due to concerns raised by Chase and Daryl that his doing it would be a conflict of interest. The group also discussed the status of the rock landscaping project, including potential phasing and funding options.

Closing and next steps

The group agreed to hold the next meeting on January 28th and adjourned the meeting.