

Cross Hollow Hills Water Users Association
Annual Meeting Minutes
Saturday April 27, 2019

Attendees: **Board Members:** Steve Carroll, Dennis Gray, Joseph Kaufman, Mike Wilson
Excused: Paul Haider
Guest: (last name according to sign-in sheet) Allred, Bassett, Benson, Biller, Bjerke, Bledsoe, Botts, Brattain, Bruce, Bulloch, Casey, Cayenne, Christiansen, K. Cook, P. Cook, Dambrun, Dansie, Deller, Derouchey, Duengel, Ewert, Foster, Giles, Gorham, Graf, Gubler, Henningan, Hill, Hohn, Holmquist, Horton, Jakus, Janis, V. Jensen, Jones, Kidwell, Kulbacki, LeFevre, Milner, Neely, Neilson, Osgood, Owen, Pease, Pickett, Pierce, Pritchard, Reed, Rockwood, Roelandt, Roope, Rufener, Schott, Sills, N. Smith, Solomon, Sullivan, Thompson, Turner, Truitt, Ward, Ma. Wilson, Wolf, Woolley, Young
Bookkeeper: Brooke Tasker

Overview of the past year:

- All water is taken care of by CICWCD. 96-98% approval. Thanks for George Mason and Mark Foster and Tom Biller for all their hard work in getting everything to CICWCD to help ease the transition. Our timing was perfect. Had we waited any longer, it would have taken quite a few years to get everything done. Our water system was such that they will use us as a model and template for anyone who wants to join in the future.

Secretary/Treasurer's Report: (Mike Wilson)

- Balance is around 61K and all expenses were normal for last year.
- We looked into leasing out the water shares but the payout was very minimal so we are looking into selling them.
- A vote was taken on selling the shares and most approved. Discussed a few concerns that customers had.

Update on Tree Removal: (Steve Carroll)

- November 10 was the original removal date but outside resources came in and prolonged it. The Association then hired legal counsel to represent us. Negotiations went underway between our attorney and the county attorney. The County has decided to do a flush ground cut of the trees. Ryan Riddle will be coming in next month (middle of the month) to help us take care of them. Please be watching and be ready for when they come in. In order to be cut down, trees have to be flagged.

Westview Street Widening: (Steve Carroll)

- Westview drive is looking at being widened to 4 lanes. They are looking ahead for 10-15 years. Harold Pease is helping us understand what is going on.

New Development-Iron House Project: (Daryl Owen)

- Daryl Owen presented information for us on this new project that will be taking place just east of our subdivision. Please help us voice our opinions and attend the city council meetings that will be taking place over the next few weeks.

Review of Documents (Joseph Kaufman):

- Joe started out with explaining the process. A committee of interested association members was formed to help with this process. The committee reviewed both the Bylaws and CC&Rs line by line and made suggestions for change as they went through. The changes were then brought before the board

during board meetings for more suggestions. He then met with our attorney to go over the changes and help us with the correct legal language while still complying with all federal and state laws.

- The bylaws were discussed first. Overall significant and extensive changes were made from the original documents. Since we are no longer in the water business, the name was changed to Cross Hollow Hills Community Association. Another major change was to take out all the references to the developer. Another big change made was to have the chairman of any committee come from the board of trustees (especially the ACC).
- Joe stated that we aren't trying to create a HOA. We are just trying to revise the documents for today's date and address what our subdivision is turning into.
- The CC&Rs were then discussed. The sections were made clearer and enforceable and brought up to date for our times today. Nuisances, vehicles on side lots, signs, and short term rentals were some of the topics that were brought up. A lot of members shared their opinions and made suggestions which was helpful.
- The committee has worked quite a bit on getting things done. The suggestions made at this meeting will be put into the documents and then all will be sent out for members to review and vote. Please be watching for these documents and vote quickly so we can move forward.

Nominations for Board Members: (Steve Carroll)

- Walt Kidwell and Steve Carroll were nominated for the open board member positions. Since there are two open positions and two association members ran, there is no need for a vote and elections were closed.
- Email address is the following: chhwuawater@gmail.com

Board Member Contact Info:

- Steve Carroll- 3861 West 1950 South; Cell (435) 896-3524
- Dennis Gray- 1299 S. Cross Hollow Drive; Cell (435) 559-3914
- Walt Kidwell- 1384 S Panorama Drive
- Mike Wilson- 1261 S. Panorama Drive; Cell (435) 592-2196
- Joseph Kaufman- 1173 S. Panorama Drive; Cell (702) 480-5253

Next Meeting: Tuesday, June 18, 2019 at 10:00 am at the Iron County Visitors Center.