

“The greatest gift you can give anyone is your undivided attention...”

— Will Schwalbe, The End of Your Life Book Club

Northridge @ Cross Hollow Hills Subdivision
Annual Owner Association Meeting September 21, 2024

Financial Report

6:48 PM

07/23/24

Cash Basis

Northridge Owners Association

Profit & Loss

October 2019 through June 2024

Oct '23 - Jun 24

Ordinary Income/Expense	
Income	11,400.00
Annual Dues	0.00
Fines	175.00
Late Fees	400.00
Transfer Fees	
Total Income	11,975.00
Gross Profit	11,975.00
Expense	0.00
Facility Expense	522.19
Insurance - Liability, D and O	112.50
Legal Fees	37.12
Office Expense	194.00
Post Office Box	66.00
Postage	0.00
Printing and Copying	0.00
Professional Fees	0.00
Supplies	0.00
Total Expense	931.81
Net Ordinary Income	11,043.19
Net Income	11,043.19

Balance Sheet

As of June 30, 2024

Jun 30, 24

ASSETS

Current Assets

Checking/Savings

State Bank of Southern Utah

21,146.80

Total Checking/Savings

21,146.80

Accounts Receivable

Accounts Receivable

-200.00

Total Accounts Receivable

-200.00

Total Current Assets

20,946.80

TOTAL ASSETS

20,946.80

LIABILITIES & EQUITY

Equity

Unrestricted Net Assets

9,903.61

Net Income

11,043.19

Total Equity

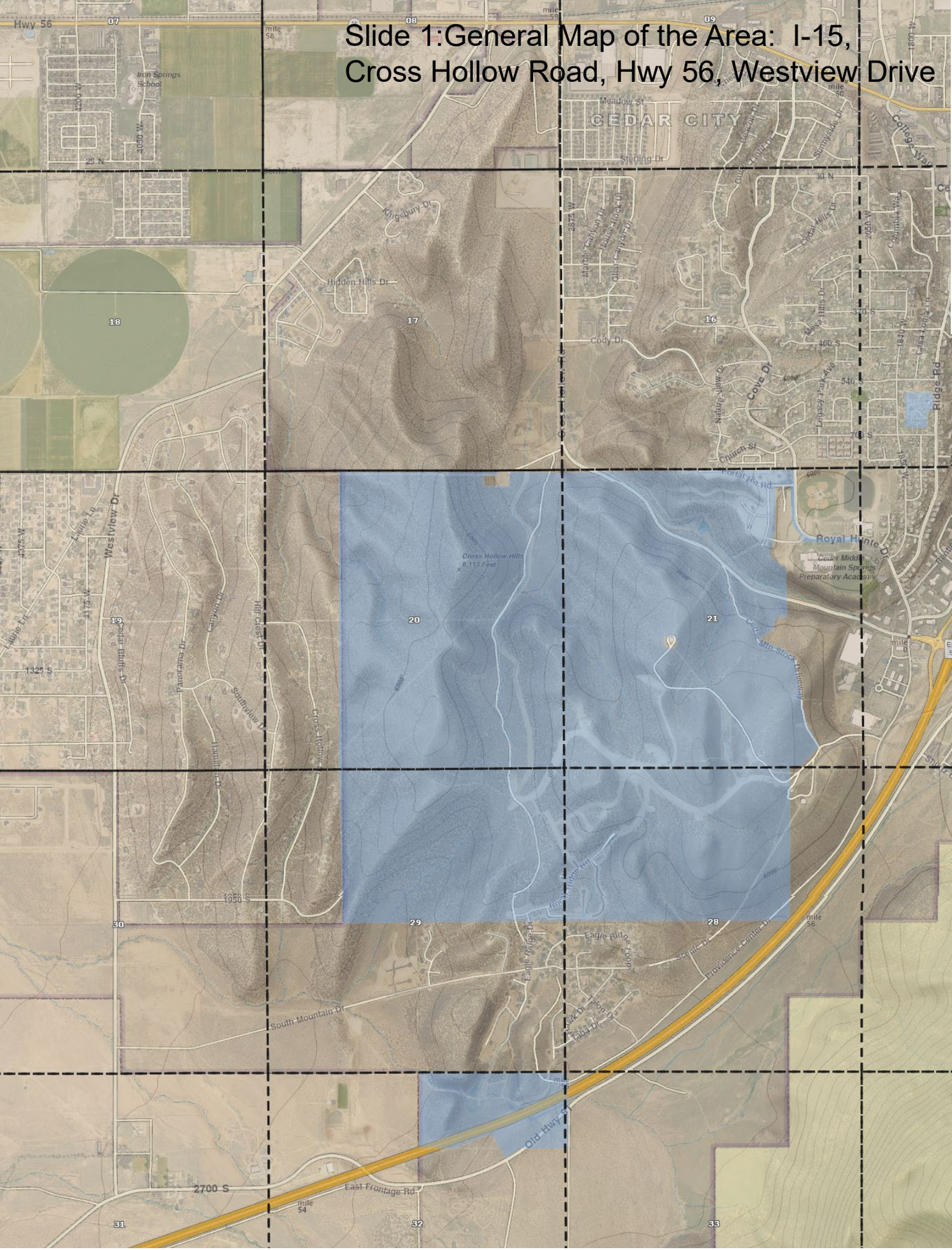
20,946.80

TOTAL LIABILITIES & EQUITY

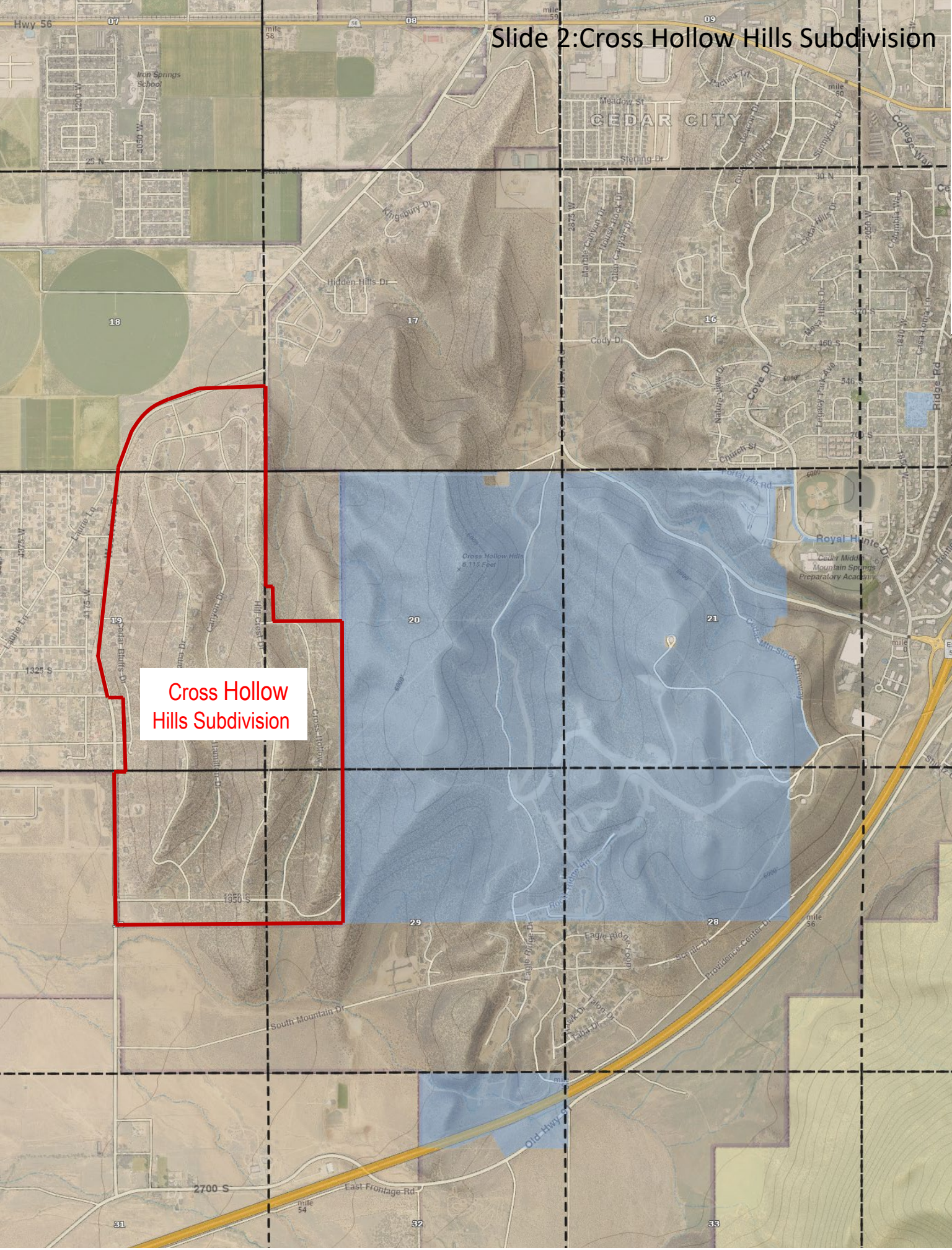
20,946.80

Northridge @ Cross Hollow Hills Subdivision
Annual Owner Association Meeting September 21, 2024
Presentation

Slide 1: General Map of the Area: I-15, Cross Hollow Road, Hwy 56, Westview Drive

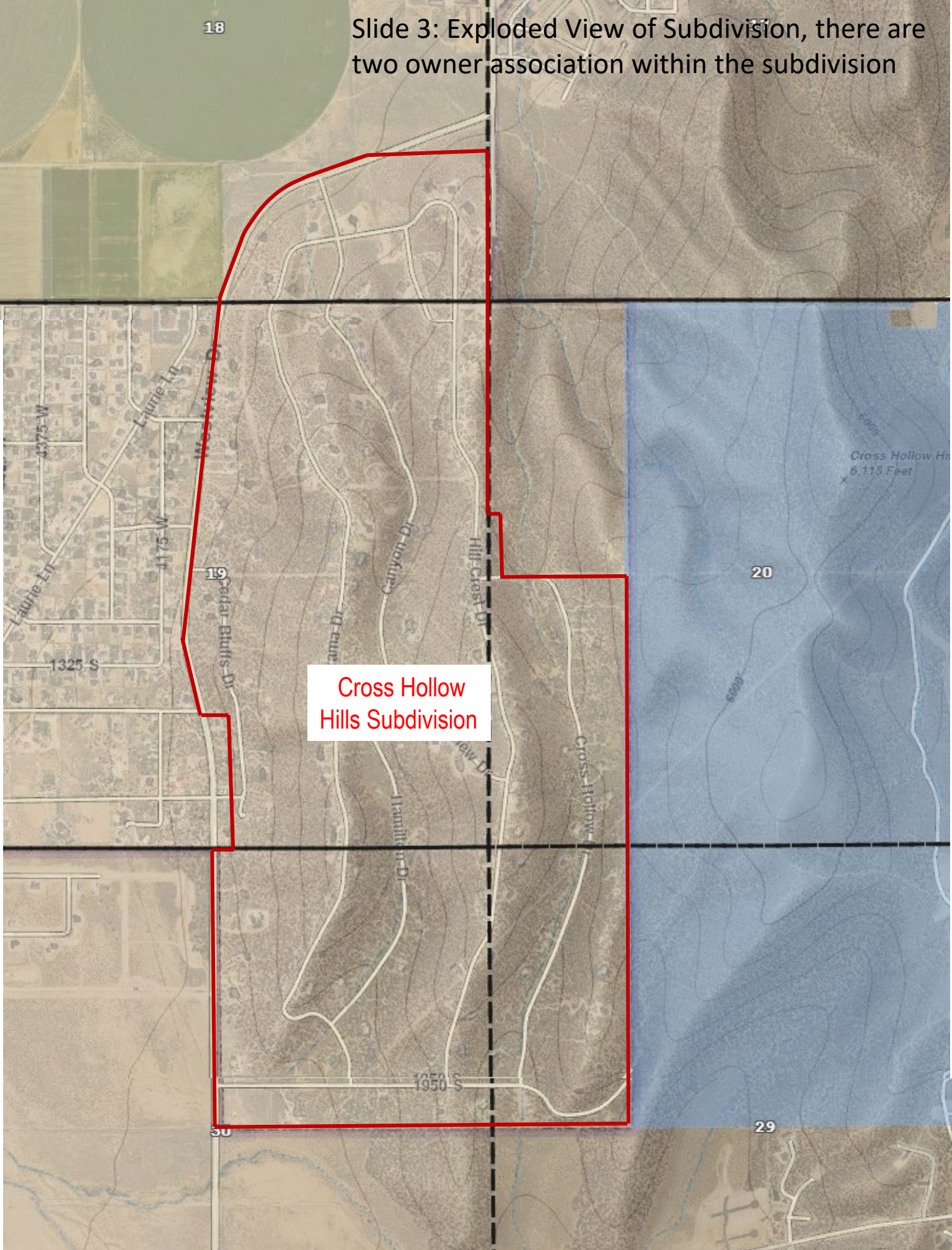


Slide 2: Cross Hollow Hills Subdivision



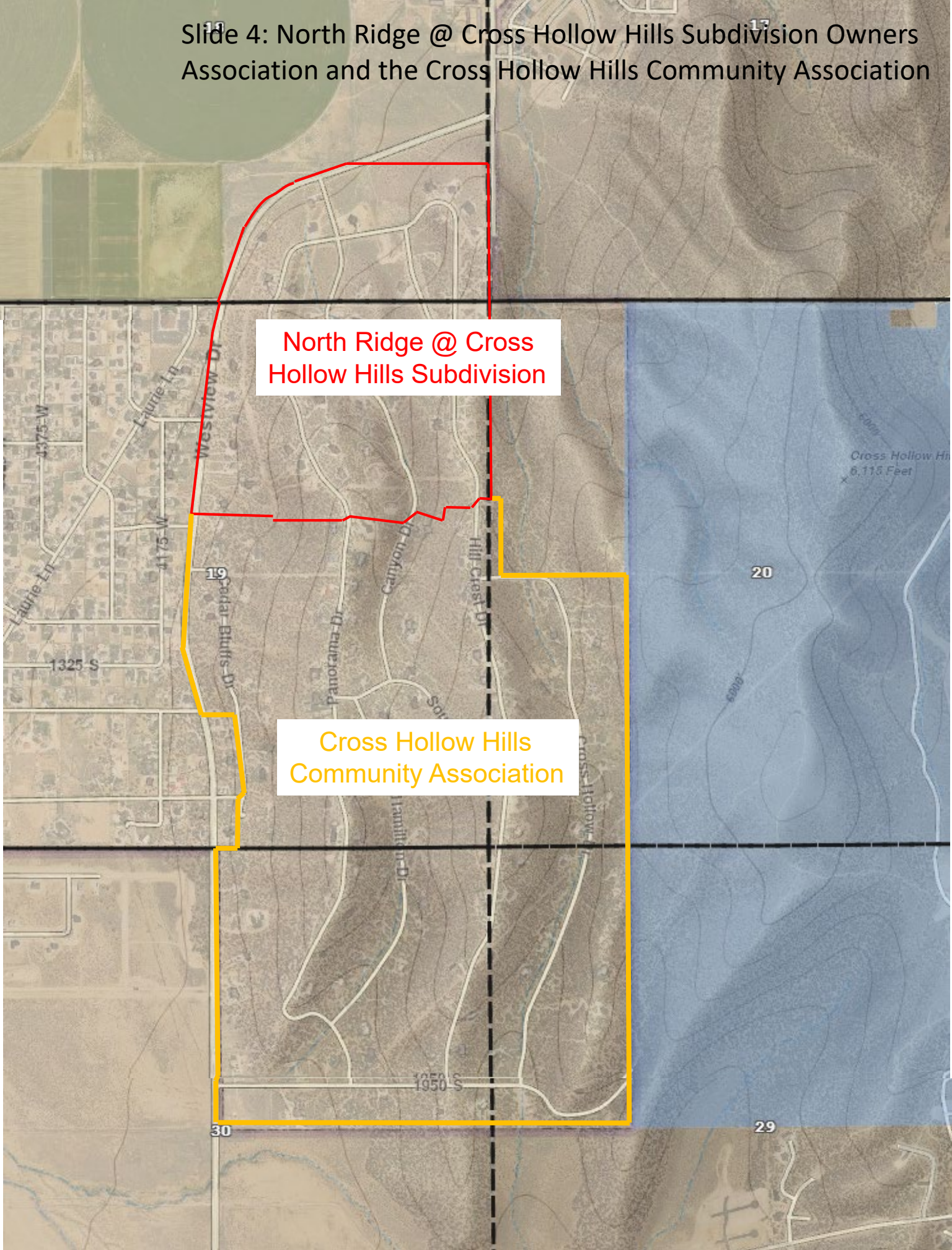
Cross Hollow
Hills Subdivision

Slide 3: Exploded View of Subdivision, there are two owner association within the subdivision



Cross Hollow
Hills Subdivision

Slide 4: North Ridge @ Cross Hollow Hills Subdivision Owners Association and the Cross Hollow Hills Community Association

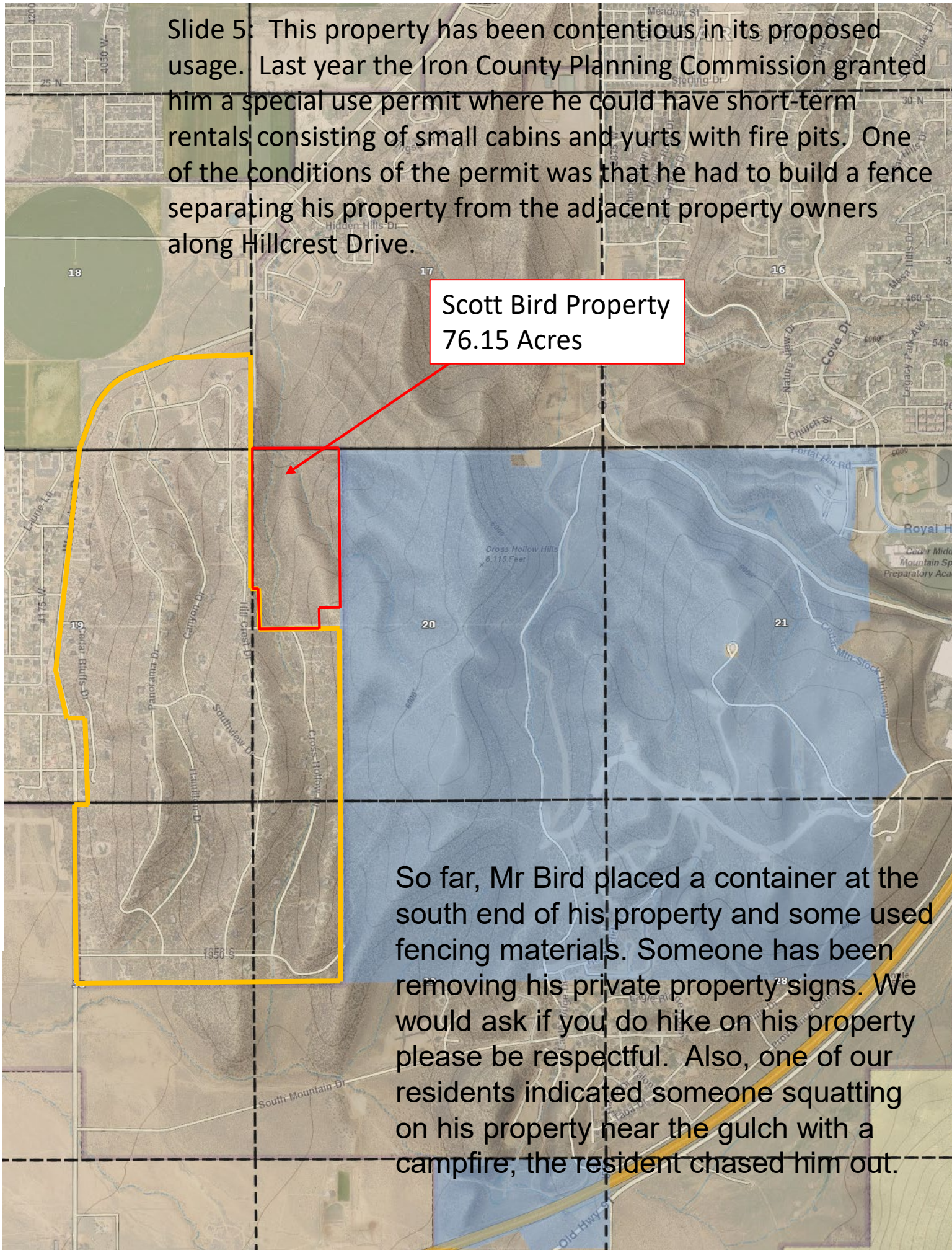


The map shows a topographic view of a region with various roads and land parcels. A red outline delineates the 'North Ridge @ Cross Hollow Hills Subdivision', which includes areas around Laurie Ln, Westview Dr, and Hill Crest Dr. A yellow outline delineates the 'Cross Hollow Hills Community Association' area, which is larger and includes the subdivision area plus additional land to the south and west. The map also shows a blue-shaded area on the right side, possibly representing a water body or a specific land use. Grid lines for sections 19, 20, 29, and 30 are visible.

North Ridge @ Cross Hollow Hills Subdivision

Cross Hollow Hills Community Association

Slide 5: This property has been contentious in its proposed usage. Last year the Iron County Planning Commission granted him a special use permit where he could have short-term rentals consisting of small cabins and yurts with fire pits. One of the conditions of the permit was that he had to build a fence separating his property from the adjacent property owners along Hillcrest Drive.

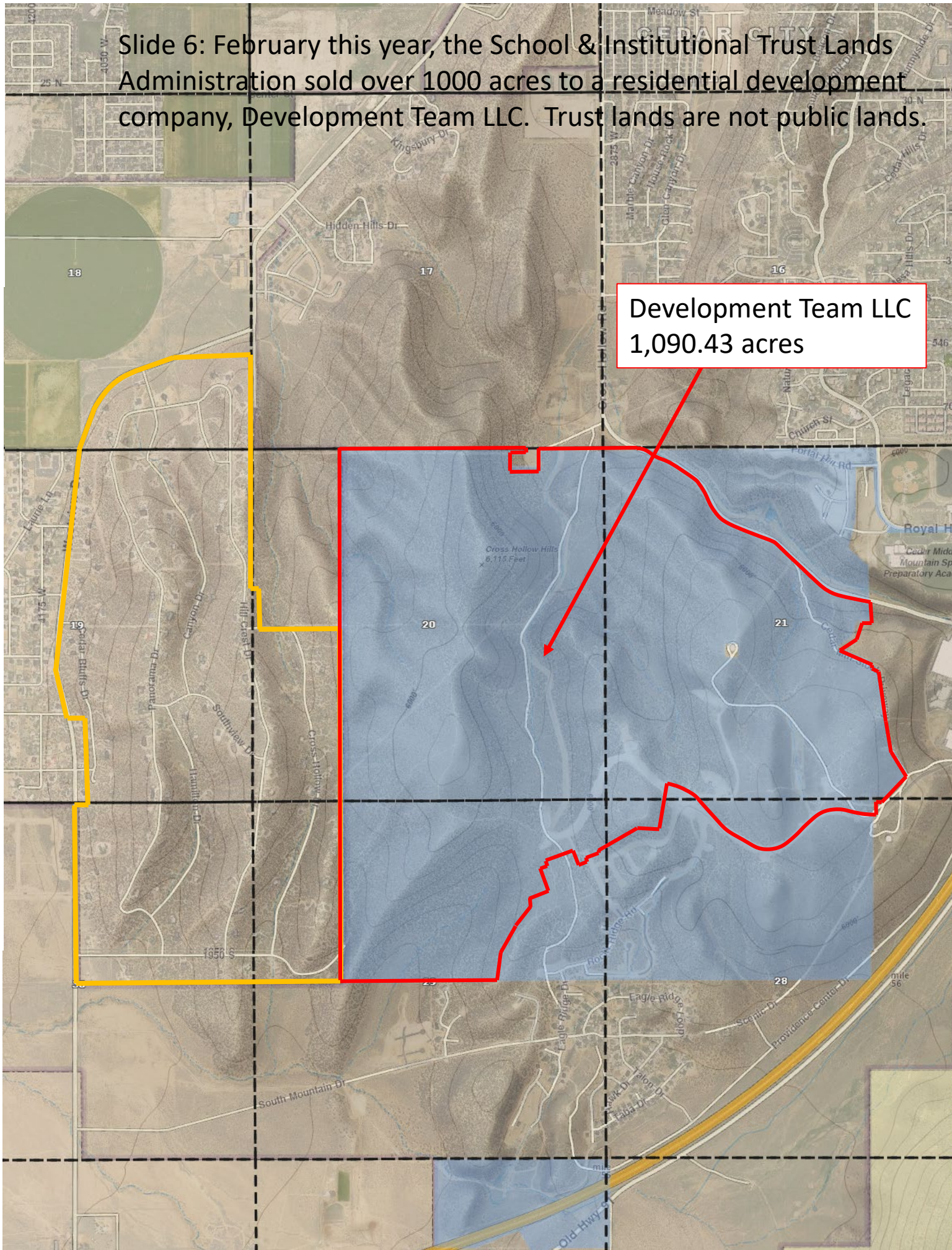
An aerial map showing a large property outlined in yellow. A red rectangle highlights a portion of the property, with a red arrow pointing to it from a text box. The map includes various street names, contour lines, and a large blue-shaded area on the right side. The text box is white with a red border and contains the text 'Scott Bird Property 76.15 Acres'.

Scott Bird Property
76.15 Acres

So far, Mr Bird placed a container at the south end of his property and some used fencing materials. Someone has been removing his private property signs. We would ask if you do hike on his property please be respectful. Also, one of our residents indicated someone squatting on his property near the gulch with a campfire, the resident chased him out.

Slide 6: February this year, the School & Institutional Trust Lands Administration sold over 1000 acres to a residential development company, Development Team LLC. Trust lands are not public lands.

Development Team LLC
1,090.43 acres



Slide 7: This summer, Development Team LLC installed a perimeter fence with gates at various locations. Last month some individuals vandalized the fence on top the hill to seek access to the property. In light of the recent damage, the owner has placed a placard noting the rules for usage on the property.



Slide 8: Citizens can use property for recreational use if they obtain a Recreational Use License and adhere to the rules noted.



IRONHORSE

RECREATIONAL USE NOTICE

THIS PROPERTY IS NO LONGER PUBLIC LAND, IT IS PRIVATE PROPERTY!

Many are accustomed to using this property for recreational purposes due to its past public ownership. Development Team, LLC (the "OWNER") desires that appropriate recreational uses continue, but only under the conditions outlined in this Notice and the obtaining of a Recreational Use License (RUL) as described below.

OWNER will license, without cost to the license holder ("USER"), individuals who collectively form a community of recreational users who recreate on Iron Horse project lands under the conditions of their license. Those conditions include responsible use and fostering others' responsible use.

Presence on or use of the property in ways inconsistent with the RUL is trespassing.

The RUL allows the USER and a guest (for whom the USER is responsible) to hike, bike, ride horses and use ATVs on the property subject to reasonable conditions outlined under the RUL and associated website, which include but are not limited to:

- The USER and guests assume all risks of their activities;
- The USER will not go on construction sites or take wheeled vehicles on platted lots;
- All use by wheeled vehicles is restricted to responsible (safe and non-destructive) use of existing trails and public streets (no off-trail activities are allowed).
- Fires, fireworks, camping, hunting, use of firearms, paintball or airsoft activities, littering, dumping, defacing archeological resources, or removing materials is strictly prohibited.
- No harassment of grazing animals. USERS must close and secure all gates.

The RUL is obtained by registration at IronHorseRecreation.com (see the QR code).

USERS may print and carry or maintain on their phone a photo of their RUL. Registration includes sharing a current email address and cell-phone number by which contact can be made by OWNER, which will, from time-to-time, provide RUL-holders updated construction information, updated license circumstances or conditions, and solicit suggestions and help to identify those who violate the conditions of use.

RUL's are subject to cancellation at OWNER's sole judgment and discretion.

Development Team, LLC (Owner)

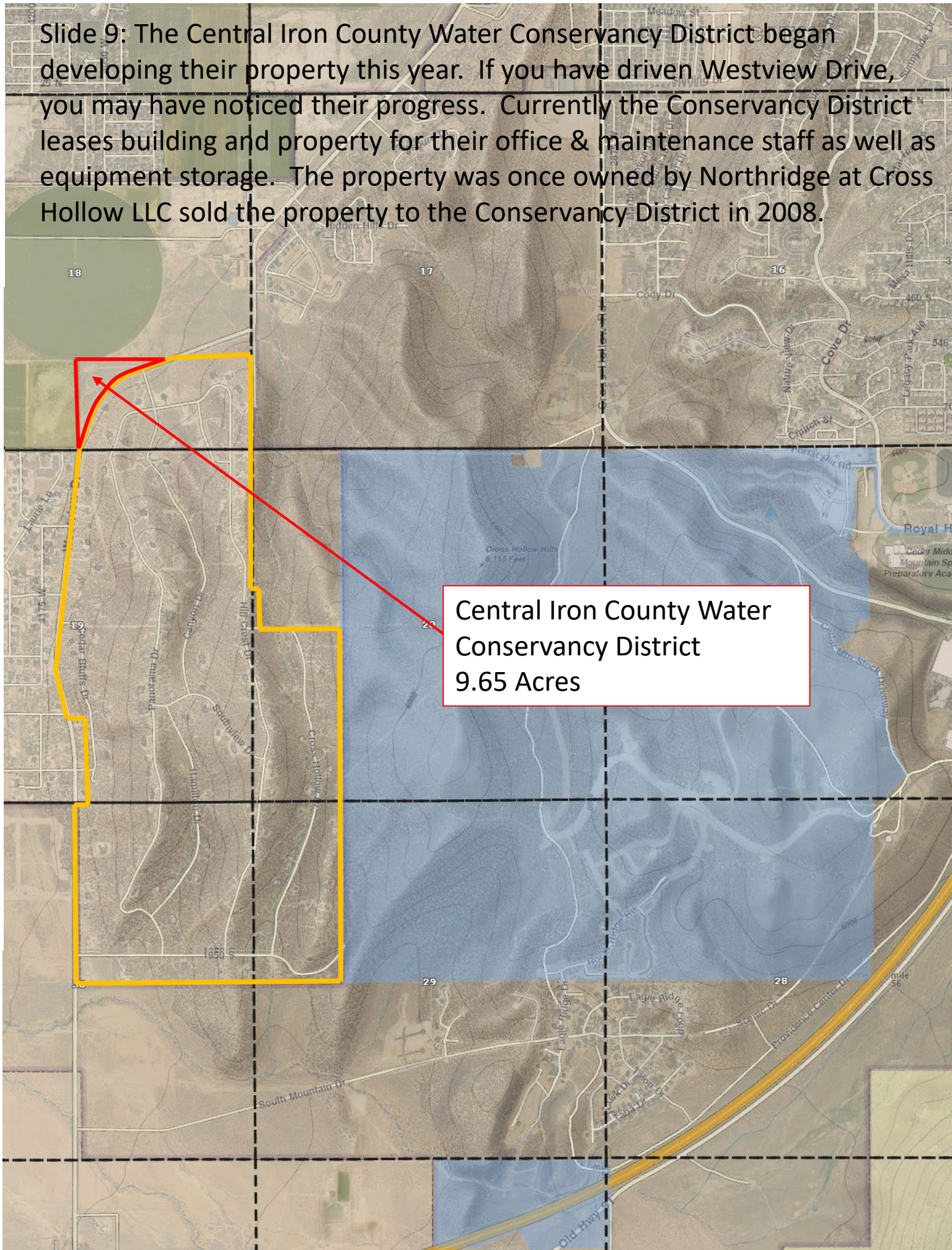
By: Tyler Romeril, Manager

REGISTER TODAY!



WWW.IRONHORSERECREATION.COM

Slide 9: The Central Iron County Water Conservancy District began developing their property this year. If you have driven Westview Drive, you may have noticed their progress. Currently the Conservancy District leases building and property for their office & maintenance staff as well as equipment storage. The property was once owned by Northridge at Cross Hollow LLC sold the property to the Conservancy District in 2008.

A topographic map showing the Central Iron County Water Conservancy District property. The property is outlined in yellow and labeled with a red arrow. The map includes contour lines, roads, and a blue-shaded area representing the property. A text box with a red border points to the property. The map also shows surrounding areas with various roads and landmarks.

Central Iron County Water
Conservancy District
9.65 Acres

Slide 10: The building erected is approximately 120'x80, quite a large building that will house offices and maintenance equipment. The general contractor indicated they are scheduled to be completed before Thanksgiving. The Water District expects to be making the transition to the new building by December

710 S Westview Drive

The Future Home Of:

Central Iron County Water Conservancy District Maintenance & Office Building

General
Contractor:



**PRECISION
DEVELOPMENT**



Project Team:

- | | |
|--------------------|-------------------------|
| Ensign Engineering | Horsley Brothers Const. |
| Lee Design Group | M&M Mechanical |
| CO Building Inc | Imlay Plumbing |
| Sunroc Corporation | Marshall Evans Electric |
| Gem Engineering | Tapetex Drywall |
| KW Concrete | Symmetrical Enterprises |
| Tytan Security | Elite Door & Window |
| Sunpro | John Dockstader Const. |
| Sierra Vista | Rollins & Company |



CENTRAL IRON COUNTY
WATER CONSERVANCY
DISTRICT

CICWCD.ORG | 435-865-9901

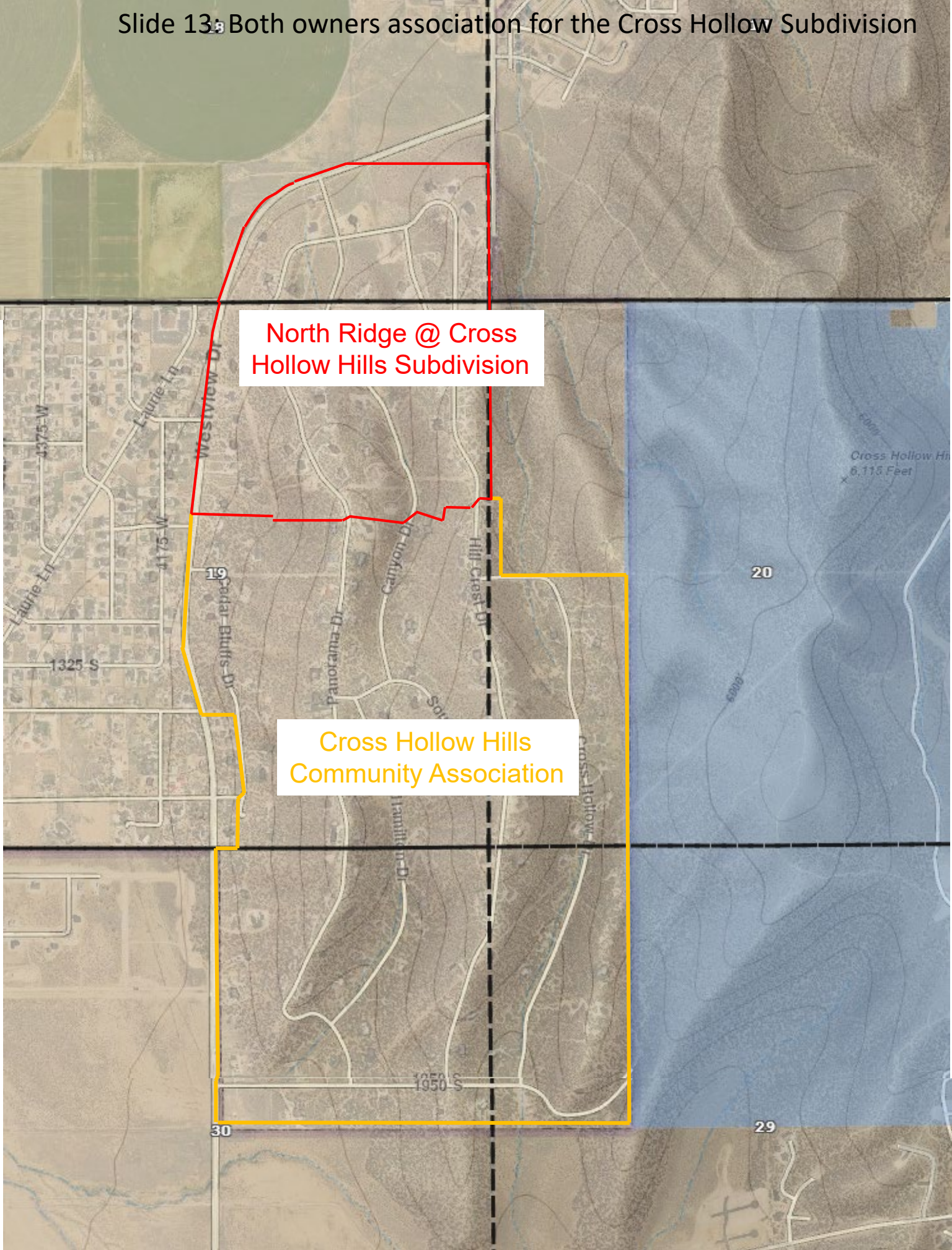
CICWCD is an equal opportunity employer and provider.

Slide 11: View from north end of Hillcrest Drive



Slide 12: View from the top of Panorama Drive



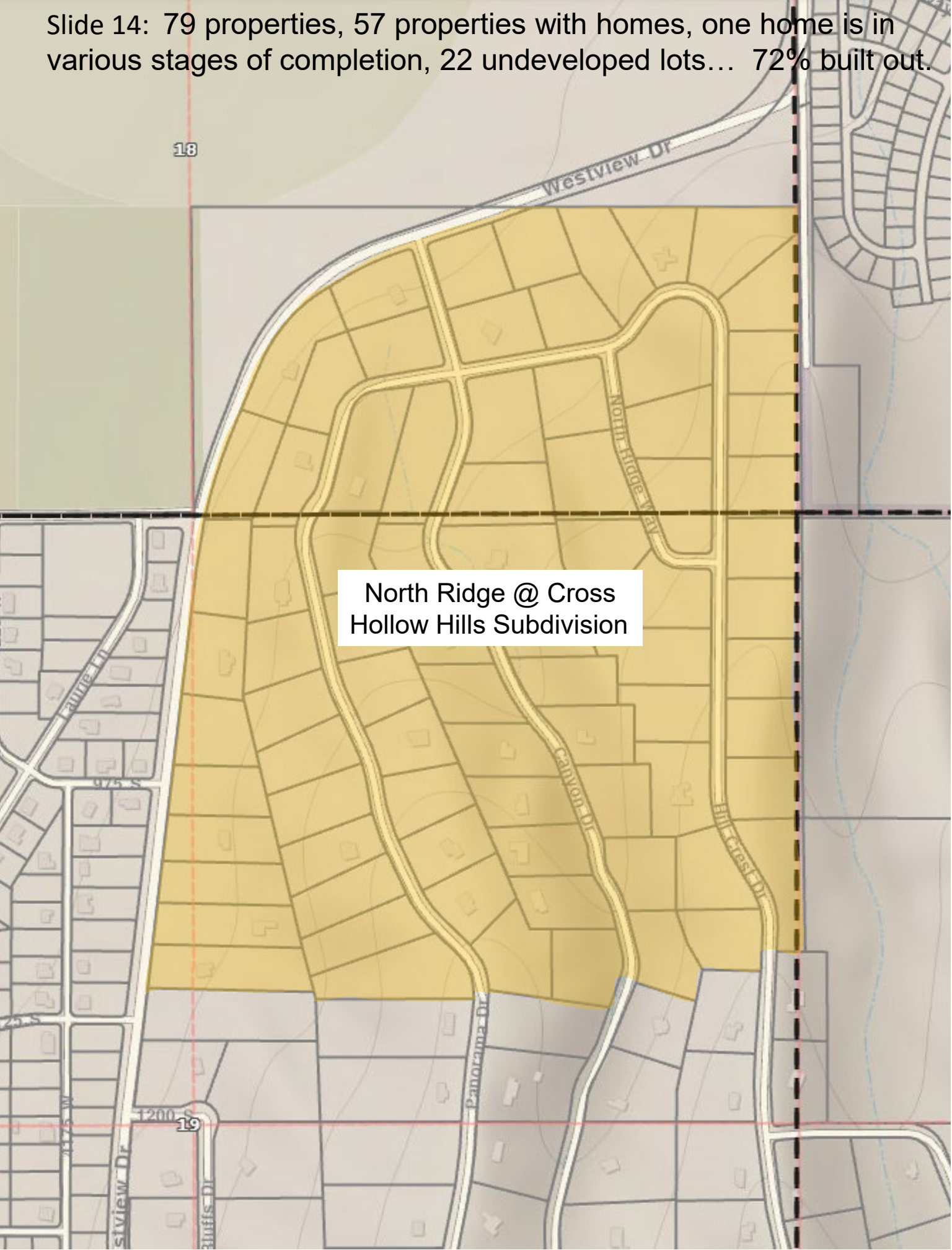


This aerial map shows the Cross Hollow Hills Subdivision. A red line outlines the area for the North Ridge @ Cross Hollow Hills Subdivision, which is located in the upper portion of the map. A yellow line outlines the area for the Cross Hollow Hills Community Association, which covers a larger area in the lower and central portions of the map. The map includes various roads such as Laurie Ln, Westview Dr, Cedar Bluffs Dr, Panofana Dr, Canyon Dr, Hill Crest Dr, and Hamilton Dr. Topographic features like contour lines and a creek are also visible. A blue-shaded area on the right side of the map represents a different land area, possibly a park or a different subdivision. The map is divided into sections by a horizontal line and a vertical dashed line.

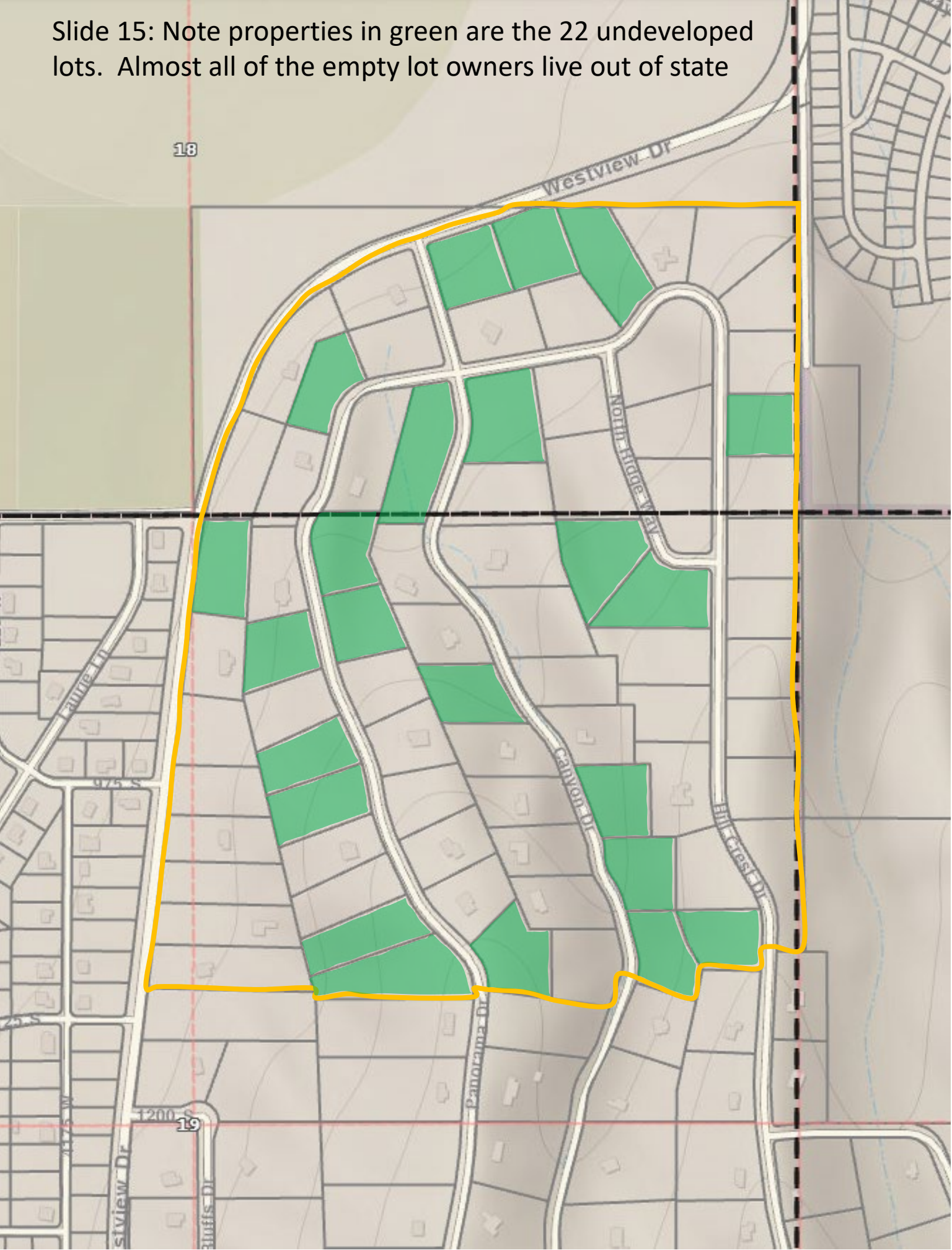
North Ridge @ Cross
Hollow Hills Subdivision

Cross Hollow Hills
Community Association

Slide 14: 79 properties, 57 properties with homes, one home is in various stages of completion, 22 undeveloped lots... 72% built out.



Slide 15: Note properties in green are the 22 undeveloped lots. Almost all of the empty lot owners live out of state



Northridge Owners Association Survey Results

The following survey was distributed to our
property owners in August

Northridge Owners Association Survey

This survey is being conducted so that your Owner's Association board may best serve you. Please be respectful in considering your answers or comments. If you recognize and share an issue, please also consider and state possible solutions. This survey is anonymous; please return the survey with attached stamped envelope by August 31 so responses can be reported in the September 21, 2024 annual board meeting.

We are pleased to announce that we have lowered dues to \$100 this coming year and are committed to reducing them further once outstanding issues are resolved.

1. Do you currently live in the community?
☐ No
☐ Yes
2. How would you rate your experience with your **previous** HOA?
☐ First time in an HOA
☐ Satisfied
☐ Neutral
☐ Not at all satisfied
3. Did you know there is a website for our community?
☐ No
☐ Yes, but I have not visited the website
☐ Yes and I have visited the website
4. Have you read the Restrictive Covenants and Conditions (CCRs), and the Bylaws?
☐ No
☐ Yes, I have read some it
☐ Yes, I read all of it
5. If you have read the CCRs and Bylaws
☐ I agree with all its policies
☐ I agree with most of its policies
☐ I agree with some of its policies
6. Do you feel the current policies have been equally enforced to our community members?
☐ No
☐ Yes
☐ No opinion.
☐ I am not aware of any enforcement.
☐ I am only aware of issues provided at board meetings.
☐ I have heard rumors, but don't have first hand knowledge
7. I regularly attend the annual Owners Association meetings?
☐ No
☐ Yes
☐ I stopped going

Northridge Owners Association Survey

8. In light of the recent public hearings, road maintenance and signage, do you feel the county has neglected our community?

- ☐ No
- ☐ Yes
- ☐ No opinion.

9. How can the Owner's Association board better serve you?

10. What problems or issues of general concern do you have about our community?

11. If you expressed an issue or concern listed above, what are possible solutions?

12. Would you be willing to serve on the Owners Association board or a committee?

- ☐ No, Association board or committee
- ☐ Yes, Association board
- ☐ Yes, committee

Northridge Owners Association Survey Results

Interesting Facts about this Survey:

- 79 Surveys were either hand delivered or mailed
- 37 Survey were received
- A good survey response generally falls between 20% and 30%, anything above 50% considered excellent
- Our Association received 47%

Interesting Facts about the Surveys received

- 86% reside in the community
- 75% knew we had a website, 38% visited the website
- 91% read some or all of the CC&Rs and Bylaws policies
- 62% agree with some or most of the CC&Rs and Bylaws policies
- 11% feel that the policies have been equally enforced to our residences, 35% do not
- 41% attend the annual board meetings, whereas 54% either quit going or don't attend
- 49% feel that the county has neglected our subdivision, 38% had no opinion
- 19% indicated they would either work on the board or a committee
- 68% responded with comments

Northridge Owners Association Survey Summary

The most indicated concerns are noted below:

#1 Concern - CC&Rs & Bylaw policies

- Better clarification, remove subjectivity
- Consistency
- Fair enforcement
- Quick resolution on violations
- Allow chicken and rabbits
- Dissolve the HOA

Owner Association Response: Fiscal Year 2024-25, our goal is to re-write the CC&Rs and Bylaw policies to provide clarity and to remove any conflicts with county and state laws.

#2 Concern - Roads

- Most of the speed limit signs are faded
- Some signs have been either knocked down or removed
- Not enough speed limit signs
- In some area the roads are in bad shape, need chip & seal
- Road edges are falling off

Owner Association Response: We had a meeting with Iron County Engineer, Rich Wilson in the Spring 2024. This fall, we had a meeting with Sign Technician Martin Olaya regarding our road signs. He indicated that all the faded signs will soon be replaced and new signs installed for the missing signs.

#3 Concern – Our HOA website

- Provides little or no information
- Is not up to date on events related to our community
- Would like to pay annual dues through the website
- Would like to be able to download forms

Owner Association Response: Fiscal Year 2024-25, a new website is being developed during the writing of this presentation. The website will include a contact page and the ability to make payment for annual dues.