

ANNUAL NORTHRIDGE OWNERS ASSOCIATION MEETING
Iron County School Board Office Board Room
Saturday, September 20, 2025, 10:00 am - 12:00 noon

Minutes of the annual membership meeting of the Northridge Owners Association, Cedar City, Utah, held at the Iron County School Board Office Board Room at 2077 W. Royal Hunte Drive, Cedar City, Utah.

CALL TO ORDER

Romar Carl, HOA President, called the meeting to order at 10 AM.

ROLL CALL AND QUORUM

All board directors were present and are as follows:

Romar Carl, President
Cary Pilon, Vice President
Kim Corry, Architectural Committee Chairman
Kristine Barsky, Treasurer
Melanie Ramirez, Secretary

A count was taken of the meeting attendees to determine the minimum number to make a quorum. With one vote per property, 20 property representative were counted. Additionally, 16 proxies were received by the HOA board. Therefore a minimum number of voting members were obtained.

PROOF OF NOTICE OF MEETING

Notice of the Annual HOA Meeting and Proxy Vote forms were sent by U.S Postal Mail on August 20, 2025.

PRESIDENT'S REPORT

Romar mentioned getting the speed limit sign replaced on the dangerous curve on Hillcrest Drive. He also reviewed the parts of the CC&R's that have been the most problematic for the Board. He cited examples where the CC&R's were vague, contradictions within the language, conflicts with Utah State HOA laws and items that didn't pertain to our HOA.

Common mistakes that residents make are not requesting approval from the Architectural Control Committee (ACC) prior to constructing an outbuilding. All drawings must show a 60-foot setback from all property lines for proposed outbuildings.

This summer Iron County chip sealed our subdivision streets. The Northridge Monument Marker at the corner of Canyon and Westview Drives was severely damaged during the process. The county intends to pay for the replacement of the Monument. The existing Monument is constructed of styrofoam with a stucco surface. It is the board's intension to replace the existing Monument with a concrete monument.

Dead trees are an issue for all property owners. There are many dead trees throughout the HOA, particularly at undeveloped property lots. Dead trees are a critical fire hazard that impacts all of our properties. If you need help assessing the dead trees on your property please contact the Board and they will assist with volunteer help. Removal of any living native tree (juniper or pinyon) must be approved by the ACC. Any dead or living trees that are not native can be removed at will.

Property owners with issues involving their adjacent neighbor are encouraged to first talk to the neighbor before bringing it to the HOA Board. The issue of chickens came up. Our CC&R's state that farm animals are not allowed in our HOA. The board is aware of one property owner with chickens and ducks, and they are actively trying to resolve this issue. One property owner said there are property owners in the Northridge HOA who have chickens for which complaints haven't come to the board. Our sister HOA to the south, Cross Hollow Hills Community Association allows farm animals in their CC&R's. Since there is not clear division between the Northridge properties and the Cross Hollow Hills properties where farm animals are allowed there may be some confusion regarding where the farm animals may be. If you suspect your neighbor has farm animals and it is problem for you, please contact the Board and they will investigate the complaint.

REVIEW OF ASSOCIATION'S FINANCIAL CONDITION AND NEXT YEARS BUDGET

Kristine reviewed the HOA financial documents and the proposed budget for next fiscal year which starts on October 1, 2025. The proposed budget does not contain costs associated with the construction of the proposed Northridge Monument noted earlier. The cost replacement of the Monument will be borne by Iron County. Any extra costs the HOA will provide, which are unknown at this time.

HOMEOWNER INFORMATION

Cary provided an introduction to our new website. The Board is able to administer minor website changes without professional help. The website is a work in progress, thus new information is routinely being added. You can contact the board through the website. If any homeowner would like to see changes and additions to the website please contact Cary through the website.

WHATS HAPPENING OUTSIDE OUR HOA COMMUNITY

Cary attended our sister HOA, Cross Hollow Hills Community Association, annual meeting in April 2025. There were three main takeaways from the meeting: 1) Dead trees on HOA properties and surrounding properties are fire hazards to our subdivision. 2) The proposed high-density housing planned on the south side of Westview Drive has been delayed due to challenges with increased traffic and water issues. 3) An emergency contact system is being researched for all property owners through their cell phones regarding fires, house break-ins, etc.

The county issued a letter to the HOA board reminding all property owners that the county right-of-way for the subdivision roads are 66-feet wide. If confused as to where your property ends and the county right-of-way begins; measure from the center of the road to your property 33-feet. The asphalt may stop 10 or more feet from the county right-of-way. Property owners cannot prevent the public from parking on the county right-of-way by obstructions such as large rocks, logs, etc. The letter has been posted on our website.

WHATS HAPPENING INSIDE OUR COMMUNITY

The county was contacted several years ago and again recently regarding the condition of the roads and the stop & caution signs. The roads were chip sealed this summer. However the road signs are still problematic. The county engineer, Richard Wilson, and a newly hired signage technician have indicated that we haven't been forgotten. A few signs have been installed and/or replaced, but more may need attention. They also indicated that they would be redesigning sign locations. Nothing has been done yet.

Short Term Projects: we need volunteers for three short term projects. 1) HOA monument on Westview and Canyon was damaged. We need volunteers to help remove stones from the

monument foundation and removal of the monument. 2) We have approximately 21 properties without homes and improvements. There are many dead trees on these properties. We need volunteers to take an assessment of the number of dead trees on each of the properties. 3) We need volunteers to propose an amendment to our CC&R's. As mentioned earlier in the meeting our current CC&R's do not align with Utah HOA laws, some of the sections have never applied to our HOA, some information is vague or conflicts with other sections, and lack of clarity.

ELECTION OF DIRECTORS

The two-year volunteer terms for Kristine Barsky and Cary Pilon are up, and neither has chosen to run again. Doug DePriest and Craig Rasmussen were nominated for the soon to be vacant board positions. Both Doug and Craig were elected unanimously. The Board members will choose which position they will hold during their first board meeting.

Kim Corry would like to resign after serving one year. He has indicated the he has an increasing number of commitments at work and is traveling a lot, thus felt that he may not be able to fulfill his commitment to the board. The board has the option to appoint a resident to fulfill Kim's second year. Brian Schooley has been suggested to replace Kim's position.