

HOMES ASSOCIATION OF CEDAR HILLS
77th. ANNUAL MEETING
Tuesday, May 9, 2023

The 77th Annual Meeting of the Homes Association of Cedar Hills was held remotely on Tuesday, May 9, 2023, at 7:00 p.m. The meeting was called pursuant to notice duly given to all members as required by the Bylaws of the Association. The total number of votes submitted for May 9, 2023, was 799 ballots.

President Rex Wheeler opened the meeting and welcomed the members in attendance. He introduced the other members of the Board of Directors including the other officers of the Association: Naomi Inman, Vice President; Pamela Fielder, Treasurer; Chris Musolf, Secretary; Ryan Connell, Director; John Stott, Director; and Tarra Castillo, Director. Also present remotely was the Association's attorney Pat Foran, and the Association's Office Manager, Jodie Phelps.

President Wheeler asked Mr. Foran if there was a quorum. Mr. Foran said that 799 attended in person or by proxy, which is sufficient to establish a quorum. President Wheeler then asked the Association's Office Manager, Jodie Phelps, if proper notice of the meeting had been given. Ms. Phelps said that proper notice of the meeting had been given to the members of the Association.

President Wheeler asked for a motion to waive the reading of, and to approve, the 2022 Annual Meeting minutes. Director John Stott, so moved, Treasurer Pamela Fielder seconded the motion, and the motion was unanimously approved by the Owners.

President Wheeler next introduced the resolutions:

RESOLUTION NO. 1: To amend the Declaration of Restrictions to clarify the current prohibition against renting properties as short-term rentals (i.e., renting for periods shorter than 30 days).

RESOLUTION NO. 2: To amend the Declaration of Restrictions to clarify that when the Association is required to hire an attorney to enforce the Declaration of Restrictions and Rules and Regulations, the attorney's fees and costs will be collectable from the violating owner.

RESOLUTION NO. 3: To amend the Declaration of Restrictions to clarify that the Board may grant exceptions to the five-foot utility easement on the sides of homes to allow owners to install HVAC equipment (air conditioners, heat pumps, and similar) to make Article VI consistent with Washington County's rules.

The Board and those in attendance listened to the following report while waiting for the final voting results:

- Treasurer Pamela Fielder gave the treasurer report.
- Cedar Hills Ready gave a presentation for upcoming events for emergency preparedness.

ELECTION RESULTS

Mr. Foran announced the results as follows:

Proposed Resolution #1: Passed with 689 votes "For" and 98 votes "Against." 590 votes (75% of the total 787 votes cast) were necessary to pass the resolution.

Proposed Resolution #2: Failed with 542 votes "For" and 232 votes "Against." 581 votes (75% of the total 774 votes cast) were necessary to pass the resolution.

Proposed Resolution #3: Passed with 752 votes "For" and 43 votes "Against." 596 votes (75% of the total 795 votes cast) were necessary to pass the resolution.

The following candidates for Director received a majority of the votes from the members and are the newly elected directors: Ryan Connell received 620 votes; Pamela Fielder received 570 votes; Naomi Inman received 578 Votes; Vicki Lee received 527 Votes and John Stott received 566 votes (50%+1 of the total 799 votes cast) were necessary to be elected as Director.

President Rex Wheeler thanked Tarra Castillo for service.

MEMBER INPUT: Members who were present addressed the membership.

Leslie Mason, 3425 SW 124th: Gave input regarding legal fees, requiring garbage service, and in-person meetings.

Faith Long, 11640 SW Foothill: Gave input regarding support for Cedar Hills Ready, executive meetings, and in-person meetings.

Todd Craig, 13005 SW Foothill: Gave input regarding the chat option in a Zoom meeting, HACH employment selection process, legal fees, and in-person meetings.

Tom Eldridge, 1540 SW Hilldale: Gave input regarding the employment selection process, neighborhood landscape, and in-person meetings.

Melissa Frick Minnick, 9865 SW Ardenwood: Gave input regarding year-end financials, future audits, and legal fees.

Jeff Larson, 9455 SW Wilshire St: Gave input regarding legal fees and in-person meetings.

Jennifer Keller, 11540 SW Fairfield St: Gave input regarding employment selection process, legal fees, and in-person meetings.

Luke Bordnem, 11330 SW Fairfield St.: Gave input regarding legal fees.

Sandra Tingley, 12660 SW Glenhaven: Gave input regarding the agenda and in-person meetings.

Sandra Dvergsdal, 1940 SW Huntington: Gave input regarding in-person meetings.

NEW BUSINESS:

The Association received a written request for new business. Jana Panfilio, 2825 SW 121st requested to amend the restriction requiring owners subscribe to garbage service to follow Washington County requirement for service. President Wheeler said he would put it on the agenda for Board discussion. President Rex Wheeler conducted a straw poll of the membership present to require garbage service, most voted yes.

There being no further business to come before the annual meeting, President Rex Wheeler adjourned the meeting at 9:28.

Respectfully submitted,

Rex Wheeler, President

Chris Musolf, Secretary

Jodie Phelps, Recording Secretary