



The Ledges of St. George at Hidden Pinyon Owners Association

5224 N. Winchester Hills Drive - St. George, UT 84770 - (435) 634-4600

Meeting Minutes

November 15, 2018 – 10:00 AM
The Ledges Administrative Offices

MEETING OPENED at 10:02 AM

WELCOME: Stacy Young, Board President

INTRODUCTION OF MEMBERS PRESENT: By Stacy Young. Tom Lund was present as secretary/treasurer and association manager. Desiree Nerwinski was present general manager of the Ledges Golf Course.

ASSOCIATION BUSINESS

Tom distributed 2018 budget, year-to-date financials, and the proposed 2019 budget to all in attendance. In previous years, the cost of tax preparation has been omitted from the budget. The proposed 2019 budget includes this expense, a total of \$200, which will increase homeowner dues by \$0.35. Board Approved.

OPEN FORUM & DISCUSSION

Stacy gave a presentation on the structure of the Ledges East Master Owners Association and where Hidden Pinyon fits into the project.

Homeowners asked questions about the timeline for transferring the association's administrative rights. As it's written in the organization documents, administrative rights will be transferred after twenty years or sooner at the declarant's discretion.

Homeowners also asked questions about maintenance and tumbleweed removal in the green belt area between Hidden Pinyon and Northgate Peaks. During initial construction, the dirt toward the front of the green belt (toward the neighborhood signs) was scarred, causing the area to become overgrown with tumbleweeds and other nuisance weeds. The association has been trying to contain the tumbleweeds, but it's a battle, and hydroseeding the area is a process that takes years. The board resolved to communicate better to homeowners when this area is being treated.

The group discussed the eventual park area. The developers are still working on this, but there is no update regarding a timeline.

Lastly, homeowners asked about the possibility of paying for access to the Fairways neighborhood pool when completed. The board assured homeowners that the Fairways association board is aware of their request.

MEETING ADJOURNED at 11:23 PM

Minutes recorded by
Tom Lund