



The Ledges of St. George at Northgate Peaks Owner Association

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

Meeting Minutes

November 15, 2018 – 12:00 PM
The Ledges Administrative Offices

MEETING OPENED at 12:00 PM

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

The budget and financials for 2018, as well as the proposed 2019 budget, were distributed to all in attendance. No major changes to the operation are anticipated, thus no major changes to the budget have been made. Proposed 2019 budget was approved.

OPEN FORUM & DISCUSSION

Stacy gave a presentation on the structure of the Ledges East Master Owners Association and where Northgate Peaks 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 Northgate Peaks and Hidden Pinyon. 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.

Germane to the greenbelt discussion, homeowners also asked about maintenance of the master areas along Ledges Parkway. Because the original developers were not required to bond for these areas, finishing these areas at this point in development has proven difficult. They will eventually be completed but will have to wait until current development reaches those areas.

The group discussed the eventual park area. The developers are still working on this, but there is no update in regard to a timeline. Homeowners notified the board of trash and debris accumulation in the park area. The board will remind contractors to handle construction debris and trash appropriately.

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 AJOURNED at 1:18 PM

Minutes recorded by
Tom Lund