



White Rocks at The Ledges East Owners Association

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

Meeting Minutes

November 15, 2018 – 2:00 PM

Fish Rock Grille – Snow Canyon Room

MEETING OPENED at 2:01 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. Dan Dekker was present representing Ledges Vacation Rentals.

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 or recommended by association management.

It was pointed out that a budget line item was hidden by the software, though still factored into the HOA dues properly. Tom will correct this before posting the budget. Proposed 2019 budget approved.

OPEN FORUM & DISCUSSION

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

Homeowners had questions about common area and the distinction between neighborhood common and master common areas. Neighborhood common area consists of those areas that homeowners pay to maintain collectively through their HOA dues, and maintenance of these areas is factored into the neighborhood budget. Master common areas, which mostly consist of medians and green belt areas, are maintained through master dues, and maintenance of these areas is factored into the master association budget.

Homeowners also had questions about the association's structure regarding the board and management. Stacy represents the declarant as association board president. Tom fills two roles—one as secretary/treasurer for the board and the other as association manager (a position outside of the association). Tom takes care of the day-to-day needs of the association and brings any issues necessary to Stacy for approval.

The board then addressed a list of questions provided by the homeowners ahead of the meeting. These questions, along with their answers, are as follows:

- 1. Who within the HOA Board is responsible for policing the HOA By-Laws?**
 - a. The board suspects there may be some confusion between *by-laws* and CC&R's. By-laws are established to lay out the proper structure and processes within the organization. Covenants, Conditions, and Requirements (CC&R's) constitute the rules of the neighborhood. The board suspects this question is actually referring to the CC&R's.
 - b. All members of the HOA have the responsibility and power to enforce the CC&R's as laid out in the neighborhood declaration. When an issue is brought to the board for review, the board will discuss the potential violation and determine whether it warrants the expenditure of association resources.
- 2. Please address what will be done to assure that all residents will be included on future notification by the HOA Board.**
 - a. In his role as association manager, Tom goes to great length to find out who is moving into the neighborhood and collect their contact information. The association's primary and preferred form of communication is email. Some technical issues have been causing certain emails to not be delivered or be delivered after a substantial delay. The cause for this is not known, and management is trying to work it out. If you are not receiving emails from Tom (monthly invoices, meeting notices, etc), please let him know.
- 3. Please provide documentation indicating the year and month that the management of the HOA will be transferred to its residents.**
 - a. As it's written in the organization documents, administrative rights will be transferred after twenty years or sooner at the declarant's discretion.
- 4. In the area of transition between White Rocks East and the Cole West Townhome development that is to the West of White Rocks East there has begun significant erosion of the embankment. Maintenance of this transition needs to be understood; 1) who is responsible; 2) How will the erosion be checked, that is the plan to eliminate a future problem; 3) Who will fund the cost of any damage created by erosion or settlement of the embankment? Photos will be provided at the meeting to show the issue at present.**
 - a. The slope belongs to the Escapes homeowners association, and it is that association's responsibility to monitor and maintain it. The White Rocks does not own any part of the actual slope. This was done to prevent complicated situations that would conceivably arise in the event of a problem (such as drainage).
 - b. Though a degree of erosion is visible, the board believes this is cosmetic and does not pose a threat to the stability of homes in White Rocks. The master association board will continue to monitor conditions and intervene if necessary.
 - c. The White Rocks board cannot speak for ColeWest or the Escapes association regarding how they plan to address the aesthetics or maintenance of the slope area. However, homeowners' concerns have been noted by the board and will be brought to the master board for discussion.
- 5. The HOA By-Laws as presently constituted do not address the maintenance of the aesthetics (Shrub and tree trimming) of the homes sites within the HOA. Will the Board prepare an addendum addressing the maintenance of aesthetics by the homeowners within the By-Laws?**
 - a. The board is not observing any major problems regarding the maintenance of the aesthetics of the home sites within the association and does not plan to prepare such an addendum at this time.

6. **Presently the subcontractors working on the construction of the new home within the HOA have not been addressing appropriate house keeping resulting in trash blowing around the subdivision, nails, rocks, and trash being left in the roads, and construction residuals being stored on future home lots. What can be done by the HOA to address these issues?**
 - a. The board will reach out and remind contractors to handle construction debris and trash appropriately.
7. **Weed maintenance in the subdivision is a major problem, specifically tumble weeds, and cat tails. Who is responsible for assuring that these issues affecting the aesthetics of the development are maintained during construction and then after construction is complete within the limits of the HOA?**
 - a. The board will reach out to ColeWest and surrounding builders about addressing tumbleweeds and other nuisance weeds.
8. **Please clarify the limits of responsibility of the landscaping contractor/s.**
 - a. Weekly maintenance includes mowing, trimming, and edging (less often during slow-growth periods).
 - b. Fertilizing 5 times per year
 - c. Aeration in early spring.
 - d. Weed pulling is currently not in the scope of landscaper duties, but given the general desire of homeowners across the project for this to be included, the board will be working on arranging for this service to be added.
9. **It is understood that a number of vacation rentals are being added to the areas adjacent to our HOA, resulting in a number of concerns;**
 - a. **With the advent of vacationers coming in to the area how are they informed of the HOA rules**
 - i. Renters agree to a set of rules when they sign the rental contract. Also placed within each unit is a list of *guest rules* that are taken from the HOA CC&R's and emphasize being considerate to other homes in the area.
 - b. **Who is responsible for informing them of the appropriate decorum (Racing motor bikes, load parties, Four wheeling, etc.) for vacationing with an area occupied by year-around-residents?**
 - i. Dan, representing the Ledges Vacation Rentals, spoke to the great lengths to which he goes trying to maintain a balance of happy renters and happy neighbors. He spends much of his working days on site, monitoring renter activity. He is also on call most nights and does his best to address this issues.
 - ii. The board emphasized that they have no power to police the streets. If something illegal is happening, homeowners should feel empowered to contact the appropriate authorities.
10. **What is the plan to amend the parking regulation for the White Rock HOA? Upon review of the By-Laws, it appears that the parking issues that have been addressed by Cole West within the Town Homes, has not been addressed by our HOA, why?**
 - a. The board has no plan to amend the parking regulations at this time.
 - b. Parking can be controlled and enforced within the Escapes neighborhood because they have private streets. They must maintain their own streets, and their dues are priced accordingly. The White Rocks, however, has public streets. The association has set rules for parking as a matter of establishing neighborhood culture. When it comes to enforcing these rules, however, the association has no power on public streets. Whether these rules are followed by homeowners will have to be determined by the peer-pressure and culture established in the neighborhood.

- 11. There are a number of questions regarding the plans for the recently completed development by Quality, as well as the expansion of the Cole West Town homes presently under construction. Could someone address the present plans for these two developments, by providing copies of the development plans for both areas.**
 - a. Stacy presented the master plan, discussing Escapes phases 4 and 5, as well as the two new neighborhoods, Pocket Mesa and Fish Rock, coming in around White Rocks.

MEETING AJOURNED at 3:21 PM

Minutes Recorded by
Tom Lund