

HORIZON HEIGHTS CONDOMINIUMS
Open Board Meeting Minutes
4/18/2024

- I. Call to Order 7:07PM
- II. Quorum Established
 - A. Board Members in attendance: Neil Boyd (P), Sterling Mateer (VP), Corbin Midgley (M@L), Nannette Redd (S).¹
 - B. Non Board Members in attendance: Alex Gaytan (PM).²
- III. Review and Revision of Agenda
- IV. Approval of Previous Minutes
 - A. 3/21/2024 minutes approved.
- V. Board Member/Management Reports
 - A. Sterling reported regarding L-Be Green³ Spring cleaning and irrigation preparations. He also reported trees to be replaced in the Fall. Board has approved \$15K from Reserves for landscaping improvements.
- VI. Old Business (Completed)
 - A. Pool gates welding and reinforcements.
- VII. Old Business (Unfinished)
 - A. Noise Complaints Procedure.
 - 1. Board sends letter to owner of unit for which there has been a complaint.
 - a) If no response from owner, the Board will attempt to contact tenants.
 - 2. Police report.
 - 3. Use Police report as factual remedy to issue fines if problem persists.
- VIII. New Business
 - A. Herriman City has redone their animal policy.
 - B. CC&R⁴ revisions will be e-blasted out, special explanatory meetings will be scheduled, and voting will take place.
 - C. The e-blast that was sent out concerning HO6⁵ insurance will be posted on the website and Facebook.
- IX. Open Forum
 - A. All board and non board members in attendance took turns giving a brief personal narrative.
 - B. Magic Pak⁶ replacement.
 - C. Recommended MERV⁷ rating for air filters is < or = 8.
- X. Adjournment 7:56PM

Signed Nannette Redd
Nannette Redd, Secretary

¹ Positions of board members: President (P), Vice President (VP), Member at Large (M@L), Secretary (S).

² Property Manager (PM)

³ L-Be Green is the Landscape Company contracted to care for the grounds of Horizon Heights Condominiums.

⁴ Covenants, conditions, and restrictions (CC&R's) are the set of rules governing the use of the common and limited common areas of the association.

⁵ HO6 is an insurance policy particularly for condominiums.

⁶ Magic Paks are the heating/air conditioning units in the condominiums.

⁷ MERV stands for Maximum Efficiency Reporting Value which reports a filter's ability to capture particles of various sizes.