

ZION RIDGE HOA

Meeting Minutes: March 19, 2022

Place: Zion Ponderosa Resort Conference Room, Kane County, Utah

Time: 10:00 a.m.

Board Members in Attendance: Larry Sanders, Steven Schmidt, Carol Casperson

Board Members Joining by Conference Call: Michael Thompson

Board Members Absent: Ned McNabb

Homeowners Attending either in Person or by Conference Call:

Lot #1 & #47 – Michael & Debbie Thompson

Lot #5 – John Maseng

Lot #6 – Sharon Quesenberry

Lot #7 & 10 – Steven Schmidt

Lot #9 – Ned McNabb

Lot #13 – Larry Sanders

Lot #14 – John & Carol Casperson

Lot #24, #42, #55, #64 & #65 – Steve Neeleman

Lot #29 & 32 – Steve Brown

Lot #30 – Ryan Stott

Lot #33 – Yvonne Kaminski

Lot #43 – Shane Frazier

Lot #45A – Jeff Shields

Julie Millard – General Mgr - Zion Ponderosa Resort

Eric Hoyt – Asst General Mgr – Zion Ponderosa Resort

Marc Boyden – Food & Beverage – Zion Ponderosa Resort

Jacob Conder – Property Manager – Zion Ponderosa Resort

Kevin McLaws – Zion Mtn Resort

Jock Whitworth – Zion National Park Superintendent

Brad Freeman – Fire Chief – East Zion Special Service District

Called to Order: Michael Thompson called the meeting to order at 10:05 a.m.

Approval of Minutes from December 15, 2021: Larry Sanders motioned to approve the minutes as presented. Steve Schmidt seconded the motion. Vote was unanimous.

Conditional Use Permit: Steve Schmidt talked about the notification received by the Zion Ridge homeowners regarding the number of occupants allowed by the County. Kane County currently allows each home to occupy up to 14 people. A homeowner can apply for a Conditional Use Permit thru the County to be approved to sleep up to 35 people. That application hyperlink can be found on the County website, but also the HOA website. The County is also requiring each home to apply for a business license as well.

Flume Water Monitoring System: Steve Schmidt has found the Flume Water Monitoring System that can be attached to the homeowner's water meter. The System will allow the homeowners to download an app on their phone to monitor the water usage in their home. They can also set alarms for extreme usage. The Flume device costs around \$139 and is very easy to install.

Future Growth in East Zion Area: Steve Neeleman, Kevin McLaws and Jock Whitworth presented a lengthy discussion on projects that are in the works in the East Zion Area. This future growth mainly included the building of a visitor center located at the junction of North Fork and Hwy 9.

Jock Whitworth discussed changes that are being coordinated at the Observation Point Trailhead.

Zion Ponderosa Resort: The board asked Julie Millard, General Manager of Zion Ponderosa to discuss any changes that are happening at the Resort. She introduced her team which consists of:

Eric Hoyt, Asst General Manager

Marc Boyden, Food & Beverage

Jacob Conder, Property Manager

Julie Millard explained that the Resort is wrapping up an extensive remodel to the Restaurant which will open Easter Weekend. Marc Boyden explained some of the improvements and options that are involved with the new remodel.

Jacob Conder will join the Resort as Property Manager beginning in June 2022. A formal introduction will be sent out once he has taken over this position.

Fire Safety: Brad Freeman, Fire Chief of East Zion Special Service District explained the new fire restriction that Kane County and also the State of Utah have put in place. Brad and his department will be enforcing these rules the best he can.

Fire Pits: If a home has a fire pit it needs to be inspected and approved by the Fire Chief in order for it to be used. Brad asked that each homeowner reviews their contract with their renters to make sure that they understand that they will be held responsible and liable for any damage that occurs while using the fire pits.

Brad also asked each homeowner to do the following:

Smoke Alarms: Make sure your smoke alarms are working and extra batteries are on hand to be used as back-ups

Occupancy: Enforce the number of guests allowed in your home. A homeowner should only allow the number of guests that is approved by Kane County and the Conditional Use Permit.

Yard Clean Up: Cut back any brush and trees in your yard, especially any dead trees. Create a fire break around your home.

Parking: No parking on the roads within the HOA. Automobiles should only be parked in the driveways of each home.

Fire Hydrant: Fire Hydrants are the homeowner's responsibility. Snow should be removed around the perimeter so they can be seen and accessed during the winter months. In the summer all grass needs to be cut back as well.

All this information that Brad covered was sent out to homeowners before this meeting.

Board Vacancy: All homeowners were sent ballots to vote on the three positions that are available on the board. The board positions up for re-election are: Carol Casperson, Ned McNabb, and Steve Schmidt. All 3 ran unopposed.

Larry Sanders motioned to approve the appointment of these 3 board members for another 3 year term. Ned McNabb seconded the motion. Vote was unanimous.

Road Maintenance: Carol Casperson and Ned McNabb went over the current condition of the roads. They explained the \$40 increase of HOA dues is being set aside in a separate banking account for emergency road damage and eventually replace the roads.

Building Regulations Revised: The building regulations have been revised to help with the road damage that occurs when a home is being built. The contractor of the home will need to pay the following fees for road:

0 to 3000 square feet -- \$1500

3000 to 5000 square feet -- \$2500

5000 to 7000 square feet -- \$3500

7000 square feet and up -- \$5000

This fee will be collected before the home can start construction.

2022 Budget: Larry Sanders motioned to approve the 2022 as presented. Carol Casperson seconded the motion. Vote was unanimous.

Larry Sanders motioned to close the meeting. Carol Casperson seconded the motion. Vote was unanimous.