

**Dixie Springs ACC Board of Directors  
Meeting Minutes, July 6, 2020**

A meeting of the Dixie Springs ACC Board of Directors (BOD) was called to order at 10:05 AM MST by President Nancy Russell. Also present were Vice President Dale Patrick, Treasurer Debbie Hohenstein, Secretary Linda Anderson.

A Quorum is present. The meeting was held at Hurricane Library.

**ACC Meeting Schedule**

The ACC will meet monthly. Motion to approve was made by Dale Patrick and seconded by Nancy Russell.

Open board meetings to be quarterly beginning October 5, 2020 at 7:00 pm. Motion to approve by Debbie Hohenstein and seconded by Dale Patrick.

**Emails**

Nancy Russell will open all emails and advise findings to the committee or disseminate them among the ACC members as appropriate.

**Fiduciary Duties Form**

This matter has been tabled for further evaluation.

**Board Decision Guidelines**

Nancy Russell provided each member with a copy of guidelines for decision making.

**ACC Plan Review Process**

Dale Patrick will prepare a flow chart that includes ACC member Process Duties. The members will work together to assign appropriate work duties to keep workflow efficient.

**Procedure for Submission of Complaints**

A new "Procedure for Submission of Complaints" was presented. An in-depth discussion regarding the ACC acting on anonymous complaints was held. Language to verify complaints will be added to the document. This item has been tabled to allow reworking and for final decision.

**Design Review and Certificate/Building Standards Updates**

Clarified Square Footage to Read: Minimum of 1800 square feet required on ground level of a single story. In the case of a two-story home the main level minimum square footage will be 1600 square feet, with a total of at least 2600 finished square feet on all floors.

Front Landscaping: Requirement to be completed within 6 months after the time of issuance of the certificate of occupancy not changed. Options for artificial plants were added.

Sheds: Wood sheds are allowed and shall be painted to match the home color.

Retaining walls: Plans for any retaining walls must be submitted to the ACC.

Colors: White has been approved for consideration on a case by case basis. The primary colors, red, blue, yellow, and purple are not allowed.

Silt fences, covered dumpsters and clean work sites are mandatory at construction sites.

**Motion to update Design Review Certificate and Building Standards** was made by Nancy Russell and seconded by Dale Patrick.

## **Complaints/Violations**

1. A substantial retaining wall was not approved by the ACC. Builder has been sent a letter. Waiting for response.
2. Sand and debris blowing into landscape. Resolved by speaking to builder.
3. Violation chickens. This is a second violation. 30-day notice will be sent, if not rectified fining process will begin.
4. Unsightly objects in front yard.
5. An additional wall violation was discussed and postponed to a later date to be determined.

## **Board Expansion**

We will add a fifth board member at a later date. We will ask interested parties submit resume for review.

## **Committees**

We will begin to select committees as needed. A vacant lot committee was discussed to address those lots that are in violation of City of Hurricane ordinances for weed control and abatement. This committee can identify the lots, take pictures etc. and provide the information to the City of Hurricane.

## **Amendments to CC&Rs**

Tabled for separate meeting.

## **Community Meeting Response Letter**

The ACC voted to publish a letter to the community in response to statements made at a recent neighborhood meeting. Motion to go forward was voted 4-0. The letter can be found at [dixiespringsacc.org/newsletter/202006ACCCommunityFeedback.pdf](http://dixiespringsacc.org/newsletter/202006ACCCommunityFeedback.pdf)

The next meeting will be held on August 3, 2020 at 10:00 at the location of the Hurricane Library.

The meeting was adjourned at 12:55 pm MST.

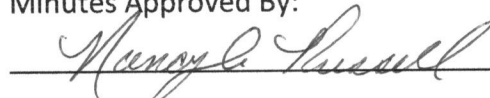
Dated: July 6, 2020

Minutes Presented By:



Linda Anderson, Secretary

Minutes Approved By:



Nancy Russell, President