

Minutes from May 18, 2013

Dear Property Owners.

- On May 18th we met for the first Home owners association meeting of the Puesta Del Sol Development. Nine individuals were present and several others requested that minutes be sent by email as their primary residences are far from Moab.

Important minutes, assignments, and reports:

Releasing the Hartwell and Robertson Properties

Investigation is underway regarding the procedures required to release the Hartwell and Robertson properties from the Home Owner's association. The current understanding is that a signature is necessary from the other property owners indicating their consent to the release. These properties were part of an original plan that has since been changed. Once these properties were designed to include condos which would have been accessed by a road passing through both properties. This road would have been a continuation of Arena Roja and would have connected all of the properties in the current HOA boundaries. As a result of the change in planning, Arena Roja will not go through to Westwater Drive, what was originally planned for condos will be for single family residences, and the Hartwell and Robertson properties will remain separate properties and will be accessed by different roads.

I am sending out letters to the property owners who have not yet signed to release these properties. This is to the benefit of the remaining property owners as we will not be responsible for any road maintenance or other issues that may arise regarding these two properties. I ask that you please sign the release and mail it back to me as the letter will indicate.

Investigation into the possibility of nightly rentals for property owners in our association.

I took the assignment to discover whether or not we can use our properties for nightly rentals. I have, since the meeting, spoken with Mary Hoffine of Grand County Planning and Zoning. She informed me of the Overnight Accommodations Ordinance (O.A.O.) which was put in place 5 years ago by the county. This ordinance prohibits nightly rentals for single family residences in our neighborhood and in nearby neighborhoods. There are several property owners that began nightly rentals before the ordinance was put in place who are still allowed to rent nightly. However, if these properties are sold, the new owners will be subject to the O.A.O..

Runoff catch basins and potential flooding problems

One area of concern we discussed arises from motor vehicles--particularly off-road vehicles such as ATVs--disturbing the compacted soils built up to contain and direct water from occasional flash floods or prolonged rain. Traffic will destroy these dams and reducing the protection for which they were designed. Often people who ride vehicles on these and on the empty lots are visitors who are renting nightly at the nearby condos or are renting a house nightly in our own neighborhood. One way to prevent this damage, if you are renting out your property, is to request that your property management company provide instructions to renters to keep off of these locations. Permanent residents can also flag down and explain this issue to any Motorsport enthusiasts who appear tempted to try out our land.

HOA annual fee

There was consensus among participants in initiating a 100 dollar annual fee. This fund created over time will be used for maintaining runoff control areas and side walks and will become a contingency fund for any unforeseen issues that may arise due to flooding or other emergencies. Thank you to all those who have paid this fee already this year. If you have not paid it yet please write a check to the Puesta Del Sol Homeowner's Association and Send it to me (Ryan Jackman 2154 Salida Del Sol, Moab Ut. 84532).

CC&R's

When a property in our HOA boundary is purchased the title companies should give a copy of the codes, covenants, and restrictions to the new property owner. Otherwise it can be requested there or at the county recorder's office.

Missing Sidewalk

Joyce Robertson took the assignment of investigating the reason for the length of missing sidewalk at the corner of Arena Roja and Salida Del Sol, bordering the Hansen property. She will also determine what will be necessary in order to have concrete placed there to complete the Neighborhood's sidewalks.

Other topics of discussion

The repair of sidewalks smashed by heavy construction vehicles
The marriage of the driveway on the Hansen property with the new concrete sidewalk
Stipulations in the CC&Rs for parking trailers or other vehicles on the roadside
The new dirt road created by construction workers across empty lots
The possibility of insurance for the HOA
The frequency of future HOA meetings

The next meeting

We agreed to meet again in September. Specifics will be announced later.

Thanks again to all who participated in this meeting. Let's continue to work together to maintain the value of our property and the excellence of our experience in the Puesta Del Sol neighborhood.

Yours faithfully,

Ryan Jackman
Secretary