

Cedar Highlands HOA Board Meeting

October 16, 2009 at 6 p.m.

Home of Clive and Shelly Newell

Cedar Highlands Board Members Present: Manny Mosqueda, Linford Nelson, Clive Newell, John Tully and Beth Gaines. Janet Webb was absent.

Others Present: George Mason, Curtis Neilson, Linda Stetzenbach.

The minutes were taken by John Tully.

- 1 The meeting was called to order at 6:07 pm. Welcome and Introduction of visitors - President John Tully.
2. Approval of Minutes: John Tully has a couple of corrections to make to the minutes from September 2009 prior to an approval vote.
3. **Committee Reports –**
 - A Financial – Beth Gaines**
 1. Beth provided the monthly statement for review by the Board.
 2. Beth and John relayed the information they received from Robert Cox at the Accounting Firm of Hinton Burdick. This firm was chosen after Clive held several phone interviews with other local accountants and felt that Hinton Burdick warranted an in-person interview. The Board admitted that the current standards put the Treasurer at considerable liability and with the significant funds being handled annually an accounting firm should be retained for transparency in accounting procedures. A brief discussion of costs was reviewed – the estimate showed a monthly cost of \$1.39 per lot. Beth made a motion to hire Hinton Burdick, Clive seconded the motion. The motion passed unanimously.
 3. Collections – Beth reviewed the email from the law firm Vial Fotheringham who will be retained for HOA delinquencies. Beth expects the complete contract this week after which the remaining accounts will be sent to them for collection.

B. Water - George Mason

1. George introduced Curtis Neilson from Nolte Engineering who presented a rough plan of the pump house required for the well to come online. The pump house size was recommended to be from 18' x 25' to 25' x 25'. This would include a separate chlorination room. The Board thought the 18' x 25' would best fit Cedar Highland's needs. Cost estimates were \$150,000 and up for completion of this phase. Curtis stated Nolte will continue to attempt to acquire more funding from the USDA next year.
2. Clive presented a pump house plan with cost estimate from a prefabrication company. This plan would allow for the building to be delivered and placed on a foundation. Linford and George advised it may be best if Nolte help obtain bids as the engineering firm has built 7-8 pump houses over the past 2 years.
3. George discussed using the remote monitoring system used by the Iron County Water Conservancy District. The SCATA system would allow for remote monitoring of tank water levels, chlorine levels, spring flows and allow for remote pump starting and valve control. The Central Iron County Water Conservancy District will allow Cedar Highlands to use their existing software which will save Cedar Highlands about \$20,000. The cost for start up will be approximately \$6,200 this year and the CICWCD may help with installation.

4. George gave the monthly water report stating that maintaining the lower tank level continues to be a challenge but so far we have been able to keep up. The complete report is on the web site.
5. John stated the trench for power is still in the process of completion. Manny, Beth and John met with Owner of Lot 8 Block 11, engineers and Phil Schmidt concerning the trench location on at least 2 occasions. It was determined that Linford Nelson's offer was not valid as the transformer in question was not on his property but the power would only cross it. The transformers on Mountain View Drive, and the road below the meadow, were insufficient to deliver power to the well per Rocky Mountain Power. The Board reiterated its commitment to work on the homeowner's concerns of drainage but did not make a binding agreement as the homeowner described prior water and drainage problems and the Board cannot and will not be able to determine the flow of water to any location.
Of note: Linford Nelson offered to provide the trenching at his convenience, at HOA cost, if he could also put a 2" water line in the trench. The offer never met the requirement for a motion.
6. The Board discussed at length a possible Special Assessment to the homeowners for the water system. It was determined that more cost estimates should be acquired to be sure of the amount that may be needed if the annual dues should be insufficient to meet the water system needs.

C. Fire - Clive Newell

Clive advised that after the New Harmony fire the defensible space may be increased. He will keep us posted

D. Architectural - Manny Mosqueda

Owner of Lot 3 Block 11 requested their \$1,000 security deposit returned. Security deposit was returned. No other construction requests were received.

4. Other Business

- a. The board discussed Linford Nelson's cattle problems in the subdivision and possible fencing solutions. Linford provided an estimate of \$36,000 for fencing a small portion of the subdivision to hopefully decrease his cattle's nuisance to the homeowners. He stated Iron County is a 'fence out' county, (which means that the individual lot owner is responsible to fence out cattle, rather than the HOA.) Linford stated if fencing were in place it would keep some members happy and he would maintain the fence "as long as he was alive". Clive made a motion for \$6,000 to come from the annual budget for fencing. Linford seconded. The motion failed. There were 2 votes for fencing and 3 against.

5. Date, time and place of next Board meeting:

At John Tully's house Nov. 21 @ 6:00 pm

6. **Adjourn:** Clive motioned to adjourn the meeting, Manny seconded the motion. Meeting adjourned at 9:57 pm.