

Cedar Highlands Homeowners Association
Annual Meeting
September 1, 2012 11 a.m. Upper Meadow

The Cedar Highlands Homeowners Association held their Annual Meeting on September 1, 2012 at 11:00 a.m. in the Upper Meadow.

Cedar Highlands Board Members Present: John Tully, Beth Gaines, Jay Hampton, Manny Mosqueda, Linford Nelson, Clive Newell and Rob Yost.

The minutes were taken by Beth Gaines.

1. **The meeting was called to order at 11:10 a.m.;** President John Tully requested all members introduce themselves.
2. **Approval of Minutes:** Martin Haerberle motioned to accept the 2011 Annual Meeting Minutes, seconded by David Pack. All voted aye.
3. **Committee reports**

A. Fire—Clive Newell and Ryan Riddle

1. Ryan, the Iron County Fire Warden, reported on the fire season in Utah, with several hundred homes already destroyed this summer. With a written burn permit, property owners can burn trimmings from June 1 through October 31. If owners wish to have burning done by staff, please relay that information to Clive Newell, who will forward to Ryan. Ryan clarified that campfires are only allowed in established fire pits. In the recent Bumblebee Ridge Fire (across the interstate from Kannarraville), homes were saved because owners had done adequate clearing of fuel around their homes.

2. Clive thanked owners for submitting time and materials used in fuel reduction activities around their properties, and reported that as a result, Cedar Highlands will receive many thousands of dollars of in-kind fuel reduction services from the DNR. The community will also receive credit for the cost of maintaining our roads, as this helps maintain ingress/egress for emergency access to the community. Clive suggested a small subcommittee is necessary to manage the burn piles, and coordinate burning with DNR.

B. Financial—Robert Cox, Partner with Hinton Burdick. Robert provided financial statements for 2011 and 6 months ending June 30, 2012. He reviewed the balance sheet and revenues and expenses reports for those time periods. Robert stated the HOA has a healthy cash flow. He described that by the transfer of our water system to Central Iron County Water Conservancy District, the Water System Expenses will start dropping off the financial reports. There is still a small percentage of dues receivable (uncollected) on the balance sheet.

C. Architectural Review Committee—Chuck Davis. Chuck described the process for owners to get Board approval for any changes in their properties. Step by step directions are available on the HOA website www.cedarhighlandshoa.org. Owners can submit their requests to Chuck, who will present the requests to the Board for consideration. The CC&Rs require a record of any property changes, and this process fulfills that requirement. There is one new start of construction on Block 3 Lot 3.

Break For Lunch

D. Water Report—George Mason, Central Iron County Water Conservancy District
George stated there is some vinyl fencing over by the pump house that is no longer needed. Martin Haerberle motioned to sell the fencing, seconded by Dave Rowles. All voted aye. Water meters been installed at 18 or 19 properties, and the project will be completed soon.

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All lots are currently being charged \$25 per month, without metering. When meters start being read in a few months, George anticipates monthly charges to increase to \$28-\$30. Water tanks may be painted next year, and the CICWCD will present color choices to the Board. George explained it's the property owner's responsibility to maintain a current mailing address to the CICWCD. Incorrect addresses will lead to water meter shut offs if water bills go unpaid for two months. George advised owners to turn off their water at the meter to avoid freeze ups and water damage from broken pipes if owners are not full time residents in the winter months. Fire hydrants have been flushed two or three times in the last year, and more hydrants are a component of the Master Water Plan.

E. Roads—Jay Hampton. On behalf of all Board members, Jay thanked outgoing President John Tully and Vice President Clive Newell for their countless hours of work over the past few years on our water system improvements and transferring the water system to the CICWCD, as well as getting Iron County officials to approve grading of Cedar Highlands Drive twice a year. The community appreciates their leadership and commitment to improvements. Jay stated the county is conducting a study for the possible re-alignment of the gravel road to meet county standards. Jay thanked new board member Rob Yates for his work in clearing culverts, and advised homeowners that it is their responsibility to keep culverts clear at their driveway entrances to sub-division roads.

4. Public Comment Period: John thanked the cooks and all those who helped with the preparation and setup for the Annual Meeting. Jaqueline Tully announced the second annual Highlands Halloween Hustle, a 5K fun run or walk to be held October 27, 2012. Arin Hopkins inquired if dogs were required to be fenced in on each property. John responded that there is no such requirement by ordinance.

5. Nominations of new Board of Directors members and voting—John thanked Manny and Stephanie Mosqueda for producing and mailing the ballots this year. John opened the nominations for two vacant board member positions. Jaqueline Tully nominated Linda Stetzenbach, seconded by Tom Rowles. Manny Mosqueda nominated Chuck Davis, and was seconded by Bob Havens. Mark Imlay was nominated by Lyn Ann Imlay, seconded by Shelly Newell. Nominees were given the opportunity to talk about their qualifications and reasons for running for the Board. John instructed attendees to complete their ballots and turn them in to the counting table team.

Election results were as follows: Jay 42 votes, Beth 36 votes, Chuck 29 votes, Linda 28 votes, Mark 22 votes. Incumbents Jay and Beth retained their positions, and Chuck and Linda were voted in as new Board members.

6. Meeting Adjourned at 1:30 p.m.