

Cedar Highlands Homeowners Association Board Meeting December 8, 2012

The Directors of the Cedar Highlands Homeowners Association (CHHOA) held their monthly board meeting on 12/08/2012 at the home of Linda Stetzenbach.

Board Members present: Chuck Davis, Beth Gaines, Jay Hampton, Manny Mosqueda, and Linda Stetzenbach.

Board Members Linford Nelson and Rob Yates were absent. No non-board member homeowners were in attendance.

1. **Call to Order:** The meeting was called to order at 6:06 pm.

2. **Approval of Minutes:** Motion to approve the November minutes was made by Manny and seconded by Jay. Minutes were approved as written.

3. Committee Reports:

Financial

a) Balances

Beth presented the CHHOA Budget Worksheet. A motion was made by Manny and seconded by Jay to leave the 2013 dues at the 2012 value. The motion was approved. A motion was made by Beth and seconded by Jay to leave the line item amounts for 2013 at the 2012 values. The motion was approved.

b) Collections

Linda was tasked to return via mail the signed two letters to Benjamin Ruesch, Sanders Ruesch and Reeve, Hurricane, UT regarding foreclosure notification of two properties.

c) Annual Dues

Beth will advise HintonBurdick CPAs & Advisors to send the annual dues letter to all owners on December 21st with a due date of February 1, 2013. Chuck will forward the "President's Letter" to Beth via email to be included with the annual dues letter.

Roads

a) Maintenance

Jay reported for Rob that maintenance of culverts at driveways permit free flow of runoff water is the responsibility of the homeowner and homeowners without culverts who have water washout issues at their driveways should have them installed. Rob will be asked to meet with Bulloch to evaluate culvert needs and maintenance at road junctions.

b) Main Road

A meeting of some board members and some of the County Commissioners regarding the Greens Lake/Cedar Highlands Drive road is scheduled for December 13.

b) Signs

The “Cedar Highlands Private Subdivision” sign has been installed at the main road lower cattle guard. A replacement stop sign has been installed at the corner of Cedar Highlands Dr and High Mountain View.

ARC

a) Plans Submitted

Chuck reported that the homeowner of Block 3, Lot 3 was waiting for the county to approve building and it should begin shortly.

Fire

a) Fire restrictions

Currently there are no fire restrictions in effect. There may be control burns once there is snow cover on the ground.

4. Public Comments

- A complaint had been received that road grading by the county was performed too late in November.
- A concern that the road grading lifted numerous sharp rocks resulting in flat tires.
- The residence at Block 11, Lot 4 is rented.

5. Other Business:

- Manny sent owner addresses to the board members to be used for official board business.

6. Next Meeting

The next meeting was scheduled for January 12, 2013 at the home of Beth Gains.

7. Adjourn

The meeting was adjourned at 7:10 pm.

Respectively submitted by Linda Stetzenbach, Secretary.