

Cedar Highlands Homeowners Association Board Meeting  
8905 S. 1850 West, Cedar City, UT. June 2, 2012 at 6:00 p.m.

The Cedar Highlands Homeowners Association Directors held their monthly board meeting on June 2, 2012 at 6:00 p.m. at the home of Linford and Susan Nelson.

**Cedar Highlands Board Members Present:** John Tully, Beth Gaines, Manny Mosqueda, Linford Nelson, and Clive Newell. Jay Hampton and Shawn Mollus were absent.

**Others Present:** none

The minutes were taken by Beth Gaines.

**1. The meeting was called to order at 6:18 p.m.**

**2. Approval of Minutes:** Manny motioned to approve the April 14, 2012 minutes, seconded by Clive. The vote on the motion was unanimous.

**3. Committee reports**

**A. Financial Report—Beth/Manny**

**1. Current Account Balances:** Beth presented the account balances as provided by Hinton Burdick for month ending April 30, 2012. As directed by the board in April, the residual balance in the Water account was transferred to the Money Market account. Updated information on HOA dues in arrears was not available. Beth will email board members as soon as the information is available from Hinton Burdick.

**2. Update on Property Sales:** Manny presented information about the finalized sale for taxes of Blk 8 Lots 11 and 12. The HOA dues were in arrears for both lots, and were lost to the HOA because of the foreclosure status. Beth will notify Hinton Burdick to write off these past due amounts as a loss. Manny also presented an invoice for reimbursement for \$32.47 for 3 years renewal of the CedarhighlandsHOA.org domain name. Clive moved to reimburse Manny for the website renewal, seconded by Beth. Manny abstained, all others voted aye.

**3. Other Property Updates:** John will contact board attorney Ben Ruesch to proceed with finalizing foreclosure documents for Blk 8 Lots 19 and 20. Linford will research the status of unpaid dues for Blk 2 Lot 5.

**B. Roads—Jay (absent)** The board reviewed a detailed proposal for summer road maintenance provided by Bulloch Dirt Works. The proposal includes grading and rolling of the subdivision road and 9 other repair/improvement items. Board members directed Jay to notify Bulloch Dirt Works to proceed with the work outlined in the proposal. Jay will review the work prior to payment.

Iron County has agreed to grade Green's Lake Road through the subdivision two times during 2012. The county is installing road signs above the cattle guard on the main road, and has completed installation of signs below the cattle guard.

**C. A.R.C.-Chuck (absent):** Chuck provided information to board members prior to the meeting regarding changing the driveway on Blk 11 Lot 10. Chuck recommends approval of the driveway realignment, which meets CC&R guidelines regarding Encroachments of Common Areas, and will bring the driveway close to the property line.

**D. Fire-Clive:** Clive met with John Schmidt of DNR. John's staff will apply herbicide on the roadsides this summer, and plan to chip during the last week of June. This information will

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be posted on the website. Clive will ask John to clarify the new chipping standards at the Annual Meeting, as well as discuss wildfire emergency egress for residents. Clive will email property owners to request residents submit paperwork to him for any property clearing/maintenance to obtain matching hours with the DNR.

**4. Public Comment Period:** no public comments received

**5. Action Items:**

a) Beth will notify Hinton Burdick to write off past due HOA dues for Blk 8 Lots 12 and 12.

b) Beth will email updated Dues in Arrears information to all board members.

c) John will notify Ben Ruesch to finalize foreclosure on Blk 8 Lots 19 and 20.

d) Jay will notify Bulloch Dirt Works to proceed with their summer road work proposal, and check all work before payment is approved.

e) Clive will email residents regarding submitting property clearing/maintenance hours to him for submission to DNR.

**6. Date, time and location of meeting:** The next board meeting will be held July 21, 2012 at Clive and Shelly Newell's home at 9 a.m.

**7. Adjourn--**Motion made by Manny to adjourn the meeting, seconded by Beth with a unanimous vote. Meeting adjourned at 7:13 p.m.