

Cedar Highlands Homeowners Association Board Meeting 286 North Main, Cedar City, April 21, 2006, 6:00 p.m.

The Cedar Highlands Homeowners Association Directors held their monthly board meeting on Friday, March 24, 2006 at 286 North Main, Cedar City. The meeting was called to order by President Dave Rowles at 6:00 p.m.

Members Present: Board President Dave Rowles, Board members Paul La Broad, Manny Mosqueda, Linford Nelson, Ron Reber, Gary Rosenfield, Jacqueline Tully.

Others Present: Michael Berndt, Stephanie Mosqueda.

- 1. Approval of Minutes:** Paul La Broad made a motion to approve the minutes of March 24, 2006. Manny Mosqueda seconded the motion. The vote on the motion was unanimous.

- 2. Treasurer's Report:** The Board reviewed and approved by consensus the February/March expense sheet submitted by Jacqueline Tully. Water meter hookups have been requested for eleven lots. A \$2000 check, dated April 14, 2006, has been received from a homeowner for a water meter hookup. Water meter fees were increased to \$3,500 on April 1. The Board discussed the amount, and agreed, in fairness to all lot owners, to return the check with an explanation of the proper amount.
Jacqueline Tully will send Richard Dickinson the information on driveway snowplow bills, and Mr. Dickinson will send out the bills to those concerned.
Dave Rowles said he had corresponded with Richard Dickinson, and Mr. Dickinson is willing to continue doing the account work on the HOA books and records for the 2006 budget year. Mr. Dickinson said in lieu of payment, he would prefer the Board agree to have a plumber fix the meter on Mr. Dickinson's lot, and split the cost. Mr. Dickinson said he must legally charge for doing the tax return and for expenses.
Manny Mosqueda made a motion to accept Richard Dickinson's proposal to exchange accounting work for half of the cost to fix the meter on his lot. Jacqueline Tully seconded the motion. The vote on the motion was unanimous.
Mr. Dickinson will be invited to the May meeting to present a financial update to the Board.

- 3. Committee Reports - Roads:** Linford Nelson reported for the Road Committee. Mr. Nelson submitted the final \$4,460 snow plowing bill from Roger Murie. Mr. Murie plans to mix 600 tons of mine tailings with 600 tons of road base to cover the roads this year. He is available to begin work on July 1. The cost for the 80 loads will be about \$12,000, plus \$3,500 for blade work. There is \$15,000 left in the road budget. It was agreed the roads should be done in time for the August annual meeting.
Manny Mosqueda asked if it would be better for the Association to fill in potholes, or to have Roger do it. Mr. Nelson said it will be much less expensive for the Association to fill in the potholes themselves.
Mike Berndt said when the water was put in the lot next to his, a dip was made in the road which is still there. Linford Nelson said he will check the area in case there is a leak.

Cedar Highlands Homeowners Association Board Meeting
April 21, 2006 -Page 2

- 3. Committee Reports - Roads, continued:** Gary Rosenfield distributed copies of the Iron County Commission minutes relating to the engineering survey of Greens Lake Road. County Engineer Steve Platt told Mr. Rosenfield that he had not yet been informed of the survey. Mr. Platt and Mr. Rosenfield discussed the project, and Mr. Platt said he would look into it and have a proposal in two or three weeks. He felt the three main problems with paving would be the steep grade, the tight curves and the narrow nature of the road. Mr. Rosenfield will follow up with Mr. Platt if he has not heard in a few weeks. Mr. Platt will be asked to attend a Cedar Highlands Board meeting to discuss paving of the road. Linford Nelson and Gary Rosenfield will attend the next meeting of the Iron County Commissioners.

Committee Reports - Water: Paul La Broad reported for the Water Committee. Springs 1 and 1A are producing in excess of 50,000 gallons per day. Some slight difficulties are occurring because of the water pressure. Springs 5, 7,8, and 9 are shut down now. Spring 5 needs some weeds cleared around it, and will be used in the summer.

On Easter Sunday the catch basins backed up and flushed back into the tank. Bob Havens fixed the problem with some trenching, but Richard Peterson will be contacted to determine why the relief is not working.

Now that the ice is melted, the probe will be fixed. The cost is estimated to run around \$200. The government is dropping the allowances on particulates in copper and lead. Mr. La Broad is doing some research on pre-system filters, but strongly recommends the architectural committee mention the problems to anyone who plans to use copper piping.

The paperwork on the tank and the well are going forward.

Bob Havens is taking the test for operators of large water systems, and Mr. La Broad is taking the small water system water test. Steve Gray has said that he would be willing to qualify for a small water system operator as well. Mr. Havens said he is willing to continue working as the Association watermaster. The Rural Water Association will also help with questions and advice.

Linford Nelson said the overflow pipe to the lower tank came apart a few weeks ago. The problem might be with the culvert, as a lot of water is crossing the road right now.

Mr. Nelson and Jacqueline Tully will meet in June to discuss where this year's budgeted fencing for the source protection plan will be.

Committee Reports - Architectural Committee: Manny Mosqueda reported for the Architectural Committee. A clause concerning beginning and completion of improvements has been added to the Owner's Construction requirements as follows: 'Prior to construction, owner to deliver in writing to the ARC committee the date that construction will commence. Construction of all improvements, including painting and all exterior finish, shall be completed within 24 months from the beginning of construction so as to present a finished appearance when viewed from any angle.'

Some exceptions may be made to this requirement in the case of hardship, but these will be decided by the Board and Committee on a case-by-case basis.

**Cedar Highlands Homeowners Association Board Meeting
April 21 , 2006 -Page 3**

3. Committee Reports - Architectural Committee, continued: One of the homeowners, whose plans called for gray siding, has built a home with blue siding. The Architectural Committee sent a letter to the owners, asking for an explanation. The homeowners have responded, saying the builder had them pick from a palette he told them was acceptable. Dave Rowles suggested sending the owners a letter, mentioning the difference in communication with the builder.

The Board discussed the need for owners to let the Architectural Committee know if they planned to change the outside colors of their home substantially. The CC & R's require homes to be finished in earth tones, as a means to preserve the natural beauty of the mountain. After some discussion, it was agreed the Architectural Committee can counsel and recommend certain color groups, but not reject an owner's choice. However, when a color is presented to the Committee in the house plans, the owner must use the color presented unless a change order has been approved by the Committee.

There have been several complaints about trash, noise and other problems at one of the construction sites. A letter has been sent to the owners. In response, the owners placed a dumpster at the site, but trash is still blowing out of the dumpster.. The Architectural Committee will continue to try and work with the owners, and review progress at the May Board meeting.

The committee has approved plans for Lot 2, Block 12, and Lot 27, Block 2. A request for a bid application has been received from Lot 4, Block 4.

New stuff in annual meeting letter Manny present

Committee Reports - Fire Safety: Dave Rowles said fire safety concerns for spring and summer needed to be addressed soon.

4. New Business: Dave Rowles said he sent Ms. Hooper, Beehive Telephone's chief officer, a letter outlining the points agreed to by the Board at the March meeting. These points must be agreed to in order for Beehive to begin construction of a tower. A copy of the letter will be sent to county building inspector Chad Nay this week, with a notification that the Board will not agree to the tower construction until Beehive agrees to the conditions as outlined.

5. Public Comment: Mike Berndt said he has some concerns about construction blocking the road, as it is needed for emergency access. The Board is attempting to step up compliance with construction requirements.

The Architectural Committee received a request regarding the enforcement of maintenance on a subdivision home. Board discussed subdivision maintenance requirements. The CC & R's allow for reasonable wear and tear, which makes it difficult to set a particular standard.

The meeting adjourned at 8:05 p.m. The next meeting of the Board will be held May 26, 2006 at 6 p.m. The agenda will include a financial update from Richard Dickinson, and review the clean-up progress on Lot 13, Block 8.