

## **Cedar Highlands Homeowners Association Board Meeting 286 North Main, Cedar City, February 17, 2006, 6:00 p.m.**

The Cedar Highlands Homeowners Association Directors held their monthly board meeting on Friday, February 17, 2006 at 286 North Main, Cedar City. The meeting was called to order by Gary Rosenfield at 6:01 p.m.

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

**Others Present:** Herb Dunser, Steve Gray, Stephanie Mosqueda, Clive Newell.

**1. Approval of Minutes:** Manny Mosqueda made a motion to approve the minutes of January 17, 2006. Paul La Broad seconded the motion. The vote was unanimous.

**2. Treasurer's Report:** The Board reviewed and approved by consensus the treasurer's report submitted by Richard Dickinson and the January/February expense sheet submitted by Jacqueline Tully. Ms. Tully said she has received a notice that the Cedar Highlands domain name is expiring. Steve Gray will call South Central Internet to determine if the notice is accurate.

The Board discussed water usage fee classifications and what point was appropriate to begin charging for water use. Paul La Broad said when a meter is set, the infrastructure is in place for the property owner to begin using water. Water use cannot be measured unless meters are read, which there are no provisions for at this time. Water fees help cover the cost of system maintenance, which increases when a meter is installed. Linford Nelson said Cedar City does not charge for water unless it is actually used, and this helps to conserve water.

After further discussion, Jacqueline Tully made a motion to set official Board policy, as of January, 2006, to be: When a property owner hooks onto the Association water system by having a water meter set, water usage fees will then be charged. The cost will be pro-rated for the remainder of the year the meter is set, and the regular rate will be charged the following year, regardless of the amount of water used. Manny Mosqueda seconded the motion. The vote on the issue was as follows:

Paul La Broad	Aye
Manny Mosqueda	Aye
Linford Nelson	Nay
Gary Rosenfield	Aye
Jacqueline Tully	Aye

The motion on the issue passed by a majority vote.

**3. Committee Reports - Roads:** Linford Nelson reported for the Road Committee. Roger Murie has submitted a bill of \$5,705 for snow plowing from January 15 to February 16. It was suggested that Mr. Murie be asked to grade off some of the washboard road surface next time he plows.

Gary Rosenfield said he has contacted Jack Jenks about helping with the road issue.

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**3. Committee Reports - Water:** Paul La Broad reported for the Water Committee.

Bob Havens has submitted a bill for \$200 for various watermaster duties. Water at the Bellamo and Newell homes tested over the limit for copper and lead, so four months of retesting will be done. The meter on the upper tank is giving a false reading and will need to be repaired or replaced.

Mr. La Broad said the Association has 65 acre feet of surface water rights. Currently the Association uses about 20 acre feet per year. A different type of water rights are needed for a well, but the Association can trade surface rights for well rights. Mr. La Broad has the application for changing the rights. The process will take from three to eight months, and a \$75 fee is charged. After the change is filed, there is a period of protest allowed. Linford Nelson said it is likely there will be protests. Mr. La Broad will look into the protest process. Mr. Nelson suggested the Board decide whether a contractor or a plumber should do the work on the meters. He said Bob Havens has indicated he would prefer to have a plumber do the work.

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**Committee Reports - Architectural Committee:** Manny Mosqueda reported for the Architectural Committee. Mr. Kotyk has removed the debris as asked, and has signed the Architectural Committee release and received his refund. Linford Nelson was given a letter from the Committee regarding moving a forklift and removal of debris.

Jack Jenks has requested approval from the Architectural Committee for repainting the exterior of his home a different color. The Board discussed whether an addition to the Owner's Application to Build was needed, requiring that the Architectural Committee be notified in the case of an exterior color change. Consensus of the Board was that this addition was not necessary. Appropriate colors for subdivision homes were discussed. A milder color in the same tones as the submitted sample will be recommended to Mr. Jenks.

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**Committee Reports - Fire:** Clive Newell reported for the Fire Committee. Jon Schmidt said the Division of Forestry will be working on a fire drill for the subdivision, including mountain evacuation, use of the phone tree and the feasibility of pumping water out of the pond. The drill is scheduled to take place in May.

The Division of Forestry would like to have a letter from the Board giving permission to the DOF to finish the trimming on the sides of the road. Mr. Schmidt said the trimmers will stay within the right of way. Jacqueline Tully made a motion that the Board grant approval to the Utah Department of Forestry to clear brush from the right-of-ways. Linford Nelson seconded the motion. The vote on the motion was unanimous. Gary Rosenfield will put together the letter.

Mr. Schmidt said there is grant money available from State Farm Insurance to do fire prevention work. State Farm also offers property fire assessments.

There was a structure fire in one of the subdivision homes last week, which the Cedar City Fire Department responded to with fire trucks. The fire was due to faulty construction.

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3. **New Business:** Beehive Telephone has filed a conditional use permit with the County, showing the tower location in the common area. They have not set up a meeting with the County as yet. Linford Nelson suggested the Board look at the proposed site as a group.

The meeting adjourned at 7:21 p.m. The next meeting of the Board will be held March 17, 2006 at 6 p.m.