

## **Cedar Highlands Homeowners Association Board Meeting 286 North Main, Cedar City, June 23, 2006, 6:00 p.m.**

The Cedar Highlands Homeowners Association Directors held their monthly board meeting on Friday, June 23, 2006 at 286 North Main, Cedar City. The meeting was called to order by President Dave Rowles at 6:02 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:** Stephanie Mosqueda.

- 1. Approval of Minutes:** Gary Rosenfield made a motion to approve the minutes of May 26, 2006. Linford Nelson seconded the motion. The vote on the motion was unanimous.
- 2. Treasurer's Report:** The Board reviewed and approved by consensus the May/June expense sheet submitted by Jacqueline Tully. The 2006 assessment monies of \$25, 950 have been transferred from the general account to the water account.
- 3. Committee Reports - Roads:** Linford Nelson reported for the Road Committee. Roger Murie said he thinks it would be better to work on the roads in the fall. He said it is difficult to get the right amount of water on the roads at this time of year. The Board discussed whether it would be best to have the roads worked on in time for the August meeting, or whether to wait until fall.  
If the roads are worked on now, it will be easier for those who use their property in the summer to travel the road, and the heavy construction trucks will not tear the road up as badly. Limited maintenance of the roads between the cattle guards was also discussed as an option. The majority of the Board felt it would be best to have Mr. Murie put down gravel and compact it in the fall, when there is less traffic and water does not evaporate so quickly. In the event of a heavy rain, Mr. Murie will be asked to grade the road at that time.  
Ron Reber said some of the road problem comes from traffic, especially trucks, going too quickly on the roads. He suggested putting up 'slow down' traffic signs.  
Concern had been expressed in the May Board meeting about an area just below the cattle stock pen where a new culvert was believed to have cut two feet into the road Mr. Nelson said the culvert in question needed to be cut in that far for drainage. He suggested the area be flagged if a problem arises with driving.  
Gary Rosenfield has not been able to contact Steve Platt, the county engineer, as yet. Mr. Rosenfield will continue trying to contact Mr. Platt.

**Committee Reports - Water:** Paul La Broad reported for the Water Committee. It was originally thought that a valve was leaking by Spring 1, but investigation showed the water is actually from a new spring. A pipe will be put in the area to capture the water. The new probe, purchased for \$780, is in and working.

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**3. Committee Reports - Water, continued:** Bob Havens plans to attend a Source protection class in Delta this week, and will include any new information with the annual meeting send-out. Mr. Havens said he and Dustin, one of Richard Peterson's staff, tried to dig a pipe out, but the area contained too much ground water. The weeds still need to be removed around Spring 5 in order to use the water this summer.

Bac-T tests on Springs 7, 8, and 9 are still positive for coliform. 4 of the 5 copper tests are at the lab, and the inorganic tests have been sent in. The State has asked for a pesticides test, which is quite expensive. Mr. Havens will contact the State to see if the testing can be waived. Paul La Broad said he is working on the well and water tank costs for the annual meeting. Linford Nelson will ask a friend who sells tanks about prices on a used tank. Purchasing a used tank would be contingent on obtaining a health department certificate. Bob Havens said with the current water flow he could fill a third tank in a week.

Paul La Broad made a motion to authorize the commission of a prep work engineering study for construction of a new water tank, at a cost not to exceed \$5000. Jacqueline Tully seconded the motion. The vote on the motion was unanimous.

Ron Reber said the Association should consider having a small volunteer fire department trained in hydrant use and other skills in case of a fire on the mountain. The idea will be presented to the members at the annual meeting.

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**Committee Reports - Architectural Committee:** Manny Mosqueda reported for the Architectural Committee. Maps of the homes in the area were distributed. 15 homes are currently under construction, making a total of 67 homes in the subdivision. Three sets of house plans were approved last month; Block 9 Lot 5, Block 2 Lot 28, and Block 2, Lot 16. The Mohat security deposit was returned.

The lot owners of Block 4, Lot 9 have been asked to remove an unoccupied trailer. The owners have said they will take the trailer to another, more visible lot if they are forced to move it. Dave Rowles will send them a letter stating they must move the trailer. Legal action may become necessary.

Complaints have been received regarding loose dogs and excessive barking in the subdivision. This issue will be addressed at the annual meeting. It was suggested that those affected talk to the dog owners directly, as neighbors.

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**Committee Reports - Fire Safety:** Dave Rowles said the chippers had begun work in the subdivision.

**4. New Business:** The Board was apprised of the possibility a lot owner may intend to use a home now under construction as a residential treatment center for female teenagers. Although the Board intends to comply with all State and Federal regulations regarding the residential placement and use of such facilities, some concerns were expressed regarding the possible impact of expanded septic system flows and water system usage should the number of occupants in the residential treatment center be maximized.

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**4. New Business, continued:** When contacted by Paul La Broad, County Building Inspector Chad Nay stated it would take approximately two months after the filing of an application for a residential treatment facility license for it to be approved. He further advised that those affected by such a facility, such as neighbors and the Association, will be notified when an application is received and invited to comment and/or appear at a public hearing thereon.

**5. Public Comment:** No public comments were expressed.

The meeting adjourned at 7:45 p.m. The next meeting of the Board will be held July 21, 2006 at 6 p.m.