

**Cedar Highlands Homeowners Association Board Meeting  
286 North Main, Cedar City, May 26, 2006, 6:00 p.m.**

The Cedar Highlands Homeowners Association Directors held their monthly board meeting on Friday, May 26, 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:** Terry Chapman, Richard Dickinson, Bob Havens, Steve Gray, Stephanie Mosqueda, Clive Newell.

**1. Approval of Minutes:** Paul La Broad made a motion to approve the minutes of April 21, 2006. Jacqueline Tully seconded the motion. The vote on the motion was unanimous.

**2. Treasurer's Report:** The Board reviewed and approved by consensus the March/April expense sheet submitted by Jacqueline Tully.

Richard Dickinson distributed Association financial statements to the Board, and went over general budget items, bank statements, accounts receivables and water account items.

Mr. Dickinson said 2006 assessment monies for water need to be moved from the general to the water account. Paul La Broad made a motion to transfer \$25,950 from the general account to the water account. Ron Reber seconded the motion. The vote on the motion was unanimous.

Mr. Dickinson said the Board might consider raising water rates, in order to be able to fund some of the water items presently under consideration.

There is \$4,300 left in long term outstanding balances. Some years ago those with large outstanding balances were taken to small claims court, and liens put on property. Many of the balances were paid off at that time. Dave Rowles suggested sending certified mail to those with several years worth of outstanding balances, as a recorded proof that their bills had been received.

None of the road maintenance budget has been spent yet this year. A significant amount of the water repairs done in 2005 were paid for in 2006. Most budget items still show high balances.

Mr. Dickinson will give a budget report at the annual meeting.

**3. Committee Reports - Roads:** Linford Nelson reported for the Road Committee. Roger Murie has put in four 18", 20 foot culverts. Two others may also be placed in the subdivision. Concern was expressed regarding an area just below the cattle stock pen where the new culvert was believed to have cut two feet into the road. Mr. Nelson will check on the culvert and the possible driving danger.

Gravel will be mixed and placed on the roads in July. Mr. Murie plans to slowly widen the road as he works.

Gary Rosenfield called Steve Platt, the county engineer, regarding the engineering survey of Greens Lake Road, but has not yet received a reply. Mr. Rosenfield will continue to attempt to contact Mr. Platt.

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**3. Committee Reports - Water:** Paul La Broad reported for the Water Committee. The Committee is beginning to schedule the spring water meter sets. Linford Nelson is using his own plumber to set his meters, and will inform Mr. La Broad or Bob Havens when his meters are being worked on.

Springs 5, 7, 8, and 9 were shut down by the State six months ago, due to weeds and surface water. These springs test positive for coliform but negative for e-coli. The springs are needed for summer use, especially Spring 5. The weeds need to be removed around Spring 5 by the end of May in order to use the water. New Rural Water Director Terry Smith has been helping with some of the water issues.

Mr. La Broad met with Richard Dickinson regarding fixing the meter on the Dickinson property.

The new tank probe is on order, at a cost of \$800. A new stack has been installed on the upper tank, in accordance with state requirements on fly control. The lower tank will have a new stack installed before the June meeting.

Mr. Havens said he went to the fire council meeting, where it was indicated help would be available with the trees around the springs. Mr. Havens also said he attended a Tier Z EPA standards meeting. New tougher standards on copper are not being met by the subdivision water system. Ann Bersi and Terry Porter have put filters in their homes, allowing them to meet the new standards. Mr. Porter is installing a neutralizer system. The State may require a filter on the water tank if copper standards cannot be met, which would be expensive.

One of the property owners has been hooking up to the fire hydrant for construction use. This cannot be permitted because of backflow problems created with the water system. The Board will look into the possibility of locking the hydrants, and the Architectural Committee will ensure builders are notified either verbally or in the contract.

Debris around the lower tank needs to be carried out. Bob Havens will contact Richard Peterson regarding the clean up.

**Committee Reports - Architectural Committee:** Manny Mosqueda reported for the Architectural Committee. Lansing Ellsworth was present to discuss a special consideration on a fence. He would like to put a four foot zig zag fence, partly on his property and partly on the easement previously granted to him by the Board. The fence would help mark the area for snow plowing. Aspen logs or lodge poles would be used. The gate would be on the Ellsworth property.

The Board discussed allowing Mr. Ellsworth to build the fence. Reservations were expressed regarding fencing on Association property, or any private construction in the common area, on the grounds of precedent and liability. By consensus, the Board agreed that Mr.

Ellsworth's request be denied, and personal construction not be allowed on the common area. Construction of the fence on Mr. Ellsworth's property will be addressed by the Architectural Committee.

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- 3. Committee Reports - Architectural Committee, continued:** Last month the Architectural Committee received several complaints regarding a construction site in the subdivision. Mr. Mosqueda said the cleanup is about 80% complete. Much of the debris has been removed. The construction seems more noisy than it is because of the amphitheater effects of the location.
- Linford Nelson said the county allows builders to create a dirt road and house pad before obtaining a building permit. Builders cannot obstruct the right-of-way during this process. Plans have been approved for a log home on Block 4, Lot 4, and Block 2, Lot 27. Lot owners of Block 9, Lot 5 have applied for plan approval.
- An unoccupied trailer is sitting on Block 4, Lot 9. The lot owners have been sent a letter asking them to move the trailer by the end of the month. The owner said the trailer is being used as a restroom for a construction crew. Some health issues may be involved if this is the case. Mr. Mosqueda will report on the situation in the June meeting.
- One of the lot owners has presented home plans with siding in a bright red color. The Architectural Committee will meet with the owners this week to see if they would be willing to tone the color down.
- The Synko lot has a problem with the driveway culvert. Ron Reber said Mr. Synko plans to fix the culvert after the heavy cement trucks are finished. Clearing the lot has left a pile of brush and wood which the fire department will burn either in the fall or after the first heavy rain.

**Committee Reports - Fire Safety:** Clive Newell reported for the Fire Safety Committee. Mr. Newell attended a meeting on May 13 with John Schultz of the Utah Division of Forestry and State lands. The County is requiring new building code standards for those who live in a wildland interface area, such as Cedar Highlands. Counties will be required to adopt new minimum standards for building plan approvals.

Goats are still available for common areas and homeowner lots. An area can be cleaned in three to five days. Jon Schmidt has the funds available and would like to do a demo of the common area with the goats, and will ask board approval before doing so.

Mr. Schmidt says there is still 2001 fire money for the subdivision. Matching funds sheets need to be turned in soon, or other communities will get the money. Mr. Newell distributed a sheet of examples of activities that would qualify, and suggested all homeowners be contacted and asked to fill out a matching funds sheet. Brochures, information, the present evacuation plan, matching funds sheets and reflective address samples (to help firefighters identify homes) will be available at the annual meeting.

- 4. New Business:** A tentative date of August 19, 2006, was set for the annual meeting.
- No new information has been received from Beehive Telephone regarding the tower construction. Steve Gray said he has spoken with Chuck McCowan and Mrs. Hooper, and they feel at this time the Board is being unreasonable in their requests. An open invitation has been extended to Beehive to attend a Board meeting to discuss the tower situation.

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4. **New Business, continued:** There is a significant mosquito problem on the lake by the Jarvis home, partly because of the stagnant water. The BLM will be spraying Greens Lake for mosquitoes. The Division of Wildlife Resources is interested in surveying the lake, and it is possible they may introduce a species of fish which will help with the mosquito problem. The Master Plan Committee is looking at using the lake for fly fishing. Steve Gray said official permission would need to be obtained before any fish or other wildlife was introduced.
5. **Public Comment:** No public comments were expressed.

The meeting adjourned at 8:32 p.m. The next meeting of the Board will be held June 23, 2006 at 6 p.m.