

Cedar Highlands Homeowners Association
Annual Meeting Saturday, August 9, 2008, 12:00 p.m.

The Cedar Highlands Homeowners Association held their annual meeting in the meadow of the Cedar Highlands subdivision, on Saturday, August 9, 2008. The meeting was called to order by President Jacqueline Tully at 12:00 p.m.

Board Members Present: President Jacqueline Tully, Board Members: Clive Newell, Linford Nelson, Manny Mosqueda, Beth Gaines and Janet Webb. Bob Havens was not able to attend this year's annual meeting.

This year there were two board changes: Gary Rosenfield resigned so Beth Gaines was appointed to serve in his position on the board the finish the remainder of his term. She was nominated last year at the annual meeting and would have been next to serve on the board based on the number of votes received. Martin Haeberle also resigned later in the year and Janet Webb was appointed for the remainder of his term for the same reason.

1. Welcome: President Jacqueline Tully welcomed the members to the annual meeting and introduced the current Board members. President Tully thanked those present for their service to the Association.

2. Approval of Minutes: Marsha Synko made a motion to approve the minutes of August 18, 2007. Ann Bersi seconded the motion. The vote on the motion was unanimous.

3. Treasurer's Report: Richard Dickinson, CPA for the HOA, presented the Treasurer's report. A copy of these statements is included in the minutes as an attachment. Financial statements covering revenue and expenses for 2007 and the first seven months of 2008 were presented.

The General, Savings and Water account balances are up from a year ago. The board approved increasing dues in 2008 to cover many expenses that haven't been able to be addressed in the past due to lack of money. One project that was started this year was the rebuilding of our pressure reducing valves.

Snow removal and road maintenance have always been our biggest expense. This year snow plowing for driveways revenue is down, as well as road and water impact fees because there is less construction this year.

Mr. Dickinson went over various items in the report, including road costs, membership dues, collections and costs of water system and road repairs.

Mr. Dickinson mentioned that he added roads, streets and water @ \$1.00 to acknowledge the assets.

With regard to uncollected dues, the board has taken action against delinquent home/lot owners by placing liens on properties and sending habitual non-payers to collections.

4. Committee Reports:

A. Roads: Beth Gaines co-chairman of the Roads committee presented "Road Committee Accomplishments of 2007-2008 and Plans for 2008-2009" report. This information was handed out to the residents and is included as an attachment in the minutes. Beth Gaines thanked John Tully who was instrumental in getting bids and coordinating

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contracts. Mountain Valley Excavation was chosen as our new road maintenance contractor in the spring. They will be offered a 5 year contract for all road maintenance & snow removal.

There were also some changes to our snow removal protocol. Snow removal will be requested when 4" – 6" of snow have accumulated, night or day. Manny Mosqueda and Beth Gaines will notify the contractor. The board hopes that this will improve winter travel for our residents.

The board will also no longer be responsible for coordinating the snow plowing of driveways. Homeowners who wish to have their driveways plowed can contact Mountain Valley Excavating directly and negotiate a price or hire someone else. Homeowners were reminded that they must keep all snow from their driveway on their property.

Ron Reber expressed his frustration with having to snowplow the road all the way to the "C" viewpoint. Linford Nelson voiced a concern that snowmobilers could leave their vehicles on the main road, blocking access. This was discussed and the board will consider shortening the amount of plowing done above our subdivision in an effort to save money.

There is a sign at the bottom of Greenslake Road that says, "Roads may be impassable in winter conditions." This is intended to deter any inexperienced or unprepared drivers from attempting to drive up during winter conditions, and will hopefully limit the number of 2 wheeled vehicles blocking passage.

Linda Stetzenbach asked about plowing Right Hand Canyon road. The county stance is that this road was not developed to handle large snow plowing equipment and it is forbidden. With regard to the new subdivision on that road, they are able to plow to the creek but no further, because the county said that section of the road is thicker.

The Community Work Day was a great success. The main road and all side roads were addressed, including culverts.

Mr. Cohen asked if there is a list of contractors who will be willing to work on the mountain. A list could possibly be compiled and put on our website.

The cylinders left on the main road after the PRV upgrade were discussed and it was said that they may have a future use with Beehive telephone, they may use them to bury phone lines.

- B. Water:** Bob Havens, as chairman of the water committee and Water Master, is retiring and will be resigning his position on the board. Currently the board is in the process of hiring a Water Master, George Mason who is also the Water Master for Cross Hollow Hills Subdivision. He also has a back-up assistant named David Lake. Both are certified and well qualified. The transition will occur in early September of this year.

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The “Water Update 2007 – 2008” was presented to the homeowners and is included as an attachment in the minutes.

A Source Protection plan was submitted to the state with regard to the well. This report states how far away livestock, homes and septic systems must be kept from this area. This is another report that was required before we could start drilling. Drilling will probably not start this year.

Electricity to the well and installation of a Pump will be in next year’s budget.

A water usage charge will now be charged to lot owners within the subdivision if there is a water connection on their lot, regardless of if there is a home built on the lot.

Some discussion has occurred regarding turning off water to homes that do not pay their water fees. The board will be looking into this further.

C. Architectural: Manny Mosqueda chairman of the Architectural committee presented “Cedar Highlands Architectural Committee Report”. This information was handed out to the residents and is included as an attachment in the minutes. Currently there are 70 homes in the subdivision, with 4 under construction.

Manny asked that any residents that are considering detached garages contact him first because of new lot line requirements. He asked to please get the required paperwork completed before starting to build.

Each lot owner gets one dumpster key for free and is charged for any additional keys.

Also, in the Wal-Mart south parking lot you can recycle anything but glass.

D. Fire:

1. Clive Newell reported for the Fire Committee. Mr. Newell thanked those members who had turned in the fire wise forms, and asked those present to remember to turn in all receipts for fire retardant devices and the number of hours spent in fire related work. These figures are used for matching grant monies. Mr. Newell, Chairman of the Fire Committee presented “August 2008 Annual Meeting Fire and Safety Committee Report”. This information was handed out to the residents and is included as an attachment in the minutes.
2. Ryan Riddle, Iron County Fire Warden attended this years meeting and discussed the following:
 - a. Human caused fires were way down this year. There were approximately 40-50 fires in Iron County. The fire that was in Zion was allowed to burn because it was in a remote area and was not going to cause any structure damage.
 - b. Currently there are several Cedar Highlands Projects: The roadway out of subdivision – opening up the roadway making it easier for vehicles to see.
 - c. Right Hand Canyon road is going to be worked on. They plan to burn later this year. Chipping will continue.
 - d. Ryan discussed that there were nine firefighters lost this year in California.

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Firefighter safety is a number one priority and that is why they are becoming more and more reliant on homeowner participation and “survivable space”. He said, “Take advantage of Fire Wise, call and we will come and tell you what needs to be done.” A new structure code has been adopted regarding material and vegetation management. Any requests should be coordinated with Clive Newell, the chairman of the Fire Committee. Contact Manny Mosqueda regarding chipping and he will put you on a map.

e. Ryan stated that the way they are fighting fires now is allowing the flame front to pass and then going back in to save the structures.

f. Ryan said, “Thanks for all your work; it is really starting to pay off”. They won’t chip 18” logs, rocks or roots. They can be put into burn piles. A burn permit is required and can be gotten through Ryan Riddle.

5. Miscellaneous Other Business:

A. **Neighborhood Watch:** Janet Webb spoke regarding her mailer that went out regarding Neighborhood Watch, stating there were only 9 responses - not enough interest. Residents should watch out for one another. If you are going to be out of town for an extended period of time you can go the Iron County Sheriff website and complete a form notifying their office that you will be gone.

B. **Beehive Telecommunications Tower: A history:** The homeowners voted last year to move forward with investigating the possible construction of a telecommunications tower on our common area. There was much discussion on the pro’s, con’s and location. The board was presented with a possible contract from beehive. They made some modifications and sent it back. Then instead of continuing to negotiate the contract, Beehive sued Cedar Highlands. Our legal counsel spoke with them about our willingness to negotiate and they put the suit on hold. Since that time, almost a year ago, our legal counsel has received one contract draft, made revisions, and is again awaiting a response from Beehive.

C. **2008 Tax Assessment:** Many residents discussed the 2008 lot valuations which increases our taxes. The majority of lots increased over 100% after the county reassessed them. The most important thing to do is to contact the Assessors office and request the appeal packet. The phone number is 435-477-8333. This must be done before September 15, 2008. In the meantime, any transactions that have occurred in 2007 or 2008 can be sent to Manny Mosqueda at Manny@2brokers.com. Manny has volunteered to provide a document that can assist with this appeal process. The transactions that occurred in 2007 were not representative of current value, and none of them were closed through a realtor. If you are not satisfied with the decision of Iron County, you can appeal to the State of Utah.

6. Board Member Elections:

A. Vacancies were open on the board for the position held by Jacqueline Tully, who is not running again this year. Also, for the positions held by Clive Newell and Beth Gaines, whose terms of office have expired. Mr. Newell and Ms. Gaines ran for re-election.

B. The meeting was opened to nominations from the floor. Jacque Tully nominated

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John Tully.

Mr. Tully accepted the nomination. Mr. Cohen nominated Steve Gray. Mr. Gray accepted the nomination. The nominations were closed. Mr. Tully and Mr. Gray spoke for a few minutes on their experience and goals.

The ballots were filled out and counted. Steve Gray, John Tully and Clive Newell were elected to the Board.

7. **Adjourn:** Manny Mosqueda motioned to adjourn, Janet Webb seconded the motion. The meeting adjourned at 3:10 p.m.