

Cedar Highlands Homeowners Association Board Meeting
1147 E. High Cedar Highlands, Cedar City, UT April 19, 2008 at 5:00pm

The Cedar Highlands Homeowners Association Directors held their monthly Board Meeting on Saturday April 19, 2008 at 5:00 p.m. at 1147 E. High Cedar Highlands Drive, Cedar City, UT. The meeting was called to order by Manny Mosqueda at 5:04 p.m.

Cedar Highlands Board Members Present: Manny Mosqueda, Bob Havens, Martin Haeberle, Linford Nelson and Beth Gaines.

Others Present: Janet Webb, Tom Kosakowski, Judith Haeberle, Stephanie Mosqueda, Ann Bersi, Jim and Lee Shasky and John Tully

The minutes were taken by Janet Webb.

- 1. Call meeting to order. Welcome and Introduction of visitors – Manny Mosqueda.**
- 2. Approval of Minutes:** Martin Haeberle motioned to approve the March 15, 2008 minutes. Beth Gaines seconded the motion. The vote on the motion was unanimous.
- 3. Financial Report –** The “Cedar Highlands Expenses and Deposits March 2008” was presented to the board. A copy of this is included as an attachment to the minutes. Nineteen owners (Who own of a total of 24 lots - 11 vacant and 13 with homes) have not paid their 2008 HOA dues. The accountant will be notified to send final notices to these 19 owners. The notice will state that their bill will be sent to collections if not paid by the date stipulated. Notices will be sent certified mail, return receipt requested. Manny Mosqueda has contacted two collection agencies that are possibilities to contract with for collections. He will obtain more contractual information to present at the next meeting.

Martin Haeberle motioned to approve the expenses. Bob Havens seconded the motion. The vote on the motion was unanimous.

4. Committee Reports

a. Water—Bob Havens

1. The Water Report was distributed to board members. A copy of this report is included in the minutes as an attachment.
2. Bob Havens gave coordinates for the new well. He said the bid to drill the new well is \$44,242.83. The price is for drilling (up to 500 feet), casing, seal and cap only. It does not include power pump or controller.

Linford Nelson suggested that the location for the new well should be witted. He also said we should get a per foot bid as water may be found well before 500 feet.

b. Architectural – Manny Mosqueda

1. There are 70 homes in the subdivision, which includes the six under construction.
2. Ann Bersi’s garage is complete and has been approved by Manny Mosqueda. Her \$1,000.00 deposit has been refunded.
3. The dumpster located in the right-of-way by Lot 18 Block 8 must be moved. They have until next week to comply or they will be sent a letter.
4. Beehive has a phone pedestal in middle of cul-de-sac which needs to be moved. They gave a bid of \$3,222.75 to move the pedestal. The research of specifications shows that all utilities are to be installed by the utility provider within 5 feet **inside** of the lot lines on the stamped plot map. Beehive told John Tully that they had their

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pedestals engineered and placed by another contractor, we are still awaiting the stamped engineering map from Beehive at this time.

5. New water meters have been requested for Lot 18 Block 8 and Lot 2 Block 5. They have prepaid. Peterson Plumbing will give a bid for setting the new meters. It was suggested that a few more bids are needed.

c. Fire – Clive Newell

1. The Wildfire Council meeting was April 19, 2008. Attendees were reminded to send in forms for matched funds. That means that work done around your home or lot, when you save your receipts, will be matched in work done by the Forestry Division in our subdivision. We can also apply for grant money to make fire protection improvements. .

d. Roads - Linford Nelson/Beth Gaines

1. Inspections on cul-de-sacs were completed by Linford Nelson, Manny Mosqueda and Beth and Stan Gaines. One driveway is encroaching into the cul-de-sac. A survey must be done before culverts are placed.
2. Architectural Improvement guidelines, including walls, landscaping, out-buildings, additions, and garages, need to be revisited at the next annual meeting and in future newsletters.
3. Martin Haeberle suggested that a calendar of events be created that lists all the projects that need to be completed that year. This could help eliminate the problem of projects being forgotten due to board member changes. It could be posted on the web site for easy access. Bob Havens mentioned that our 7 year extension requests for our water rights needs to be added onto this calendar of events. He stated the “use it or lose it” law HB51 has changed. He will be sending in the current extension request, as we know we will need all our water once additional homes are built.
4. An invoice in the amount of \$1,700.00 from Roger Murie for February 2008 snow plowing was presented and paid. A new invoice in the amount of \$1,250 from Roger Murie for 8 hours of blade work and 6 hours of the pick-up truck’s work in March has been presented.
5. At the request of the Board members at the March meeting, John Tully has spoken with numerous companies, and acquired bids from Mountain Valley Excavating, Inc. and Schmidt Construction, Inc. for the purpose of roadwork, gravel and snowplowing. John also received a verbal bid from Roger Murie. At the meeting, Linford Nelson also gave the board a hand written bid from Roger Murie for this work.

After much discussion, Beth Gaines made a motion that the roads committee define and write up the scope of work to be completed, and provide this to the current three bidders. Martin Haeberle seconded the motion. Bob Havens abstained from the vote, Linford Nelson voted no, and Manny Mosqueda, Martin Haeberle and Beth Gaines voted yes. The motion passed 3 to 1.

The majority of the Board members agreed they are familiar with the roadwork of Roger Murie. Martin Haeberle made a motion to pay Mountain Valley Excavating, Inc. \$6,000 for blade work up the main road, and \$1,000 for material on a trial basis. Beth Gaines seconded the motion. Linford Nelson voted no and Manny Mosqueda,

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Martin Haeberle, Beth Gaines and Bob Havens voted yes. The motion passed 4 to 1.

5. Other Business

a. CC&R's - Ann Bersi

1. Each committee needs to review their section of the CC&R's and report any changes needed to Manny Mosqueda by e-mail no later than May 15, 2008. Approval by 2/3rd's of membership and 1/3 of institutional lenders is needed for any changes in the CC&R's to be made.

b. Welcome letter/packet – Beth Gaines/Stephanie Mosqueda

1. A sample of an HOA welcome packet table of contents was handed out for review and comment. The Board would like to see this as web based. Beth Gaines will speak with Steve Grey to see if a platform can be built with password protected sections that each committee would keep updated. Manny Mosqueda made a motion that Beth Gaines be permitted to continue with this web project. Martin Haeberle seconded the motion. The vote on the motion was unanimous.

6. Public Comment Period

- a. No comments from the public.

7. Action Items Review

- a. Outstanding action items will be discussed at the next Board meeting.

8. Time and place of next meeting

The next Board meeting date is:

Saturday May 17, 2008 at 6 PM

The Home of Shelly and Clive Newell

2323 High Aspen Drive, Cedar Highlands Subdivision, Cedar City, Utah

9. Adjourn:

Linford Nelson motioned to adjourn the meeting, Beth Gaines seconded the motion. Meeting adjourned at 7:50 pm.

Cedar Highlands Expenses & Deposits March 2008

Water Account:

Peterson Plumbing	\$ 40.51
Rocky Mountain Power	\$ 142.65
Bob Havens Water Master (Feb. 15 to March 15)	\$ 1,445.00
SUU Water Testing (Feb. 11 and Feb. 28)	\$ 60.00
TOTAL	\$ 1,688.16

HOA Account:

Roger Murie (Feb. snow plowing)	\$ 1,700.00
Flowers for Garth Nelson (Linford Nelson's father)	\$ 100.00
TOTAL	\$ 1,800.00

Deposits to HOA Account:

HOA Dues Deposits for March	\$ 30,329.00
Total of all HOA Dues deposits to 4/18/08	\$103,053.00

Cedar Highlands Water Report April 18, 2008

Current Status on Water System

- As of April 18, 2008, the water level in the upper tank is 30 ft. The lower tank level is 29 feet with a spring 1 bypass to prevent tank overflow of chlorinated water. The water is clear in both tanks. Chlorine demand is met with 4 tablets per week per tank.
- Chlorine is added at the tanks.
- Upper tank is being supplied by Spring 5 (>5 gpm).
- Lower tank is being supplied by Spring 1 (>10 gpm). Increasing slowly
- Unapproved Spring #1A water is diverted to Crawford's pond.
- Water output from the spring 7, 8 and 9 collection box at 2.5-gpm +/- is primarily from the upper tank overflow.
- **I updated the Ann Bersi update of the water section of the CCR's** to reflect current State and Federal statutes.

Government Water Tests

- Bac-Ti water tests completed in April 2008 were compliant with state regulation.
- The bac-ti tests were taken at the Leddy frost free and the Porter frost free.
- The free chlorine residuals were Leddy 1.4 parts per million, Porter 0.4 ppm.
- The first quarter chlorine report was turned into the State

Work Projects in order of importance

- **System Distribution Pressure**
- **Fill in the cavity under the lower tank that was created by the man-way hatch leak.**
- Upgrade system to establish correct pressures system wide
- Work on the PRV vaults is scheduled to begin May 5, 2008.
- Two of five PRV vaults to meet budgeted funding.
- **\$3000 to move a phone tower?????????**
- A low flow bypass PRV and a 4 inch (fire flow) PRV are assembled, calibrated and ready to be installed in a new vault by the Green residence.
- **Spring 1A pump**
- Needs for this 1 1/2" pipe connection from collection box 1A to collection box 1, power from pump house to collection box 1A pump.
- **Two Water Meters**
- This spring
- I have 4-meter set-ups. One will be used in the pump house to monitor spring 1 flow.
- One may be installed to monitor spring 5 flow.
- **Upper Tank Heater**
- No change.
- **New Well**
- **Martin and Bob are meeting with the well contractors.**
- **The well location will be at 37° 37' 58" N, 113° 2' 9.7" W by the upper tank.**
 - Find it with Yahoo or Google maps.
- **SCADA – Supervisory control and data Acquisition upper tank**
- Remote monitoring of tank levels and distribution pressures.
- **Storage**
- No change.
- **Fire Hydrants –**
- No change.

