

Cedar Highlands Homeowners Association Board Meeting  
1122 High Cedar Highlands, Cedar City, UT April 21, 2007 6:00pm

The Cedar Highlands Homeowners Association Directors held their monthly board meeting on April 21, 2007 at 6:00pm at 1122 High Cedar Highlands, Cedar City, UT. The meeting was called to order by President Jacqueline Tully at 6:00pm

**Cedar Highlands Board Members Present:** Jacqueline Tully, Bob Havens, Gary Rosenfield, Linford Nelson, Clive Newell, Dave Rowles and Manny Mosqueda.

**Others Present:** Stephanie Mosqueda and Andrew Newell

The minutes were taken by Shelly Newell.

**A. Call meeting to order; Welcome and Introduction of visitors Jacqueline Tully**

**B. Approval of Minutes:** Manny Mosqueda made a motion to approve the March 2007 minutes. Dave Rowles seconded the motion. The vote on the motion was unanimous.

**C. Committee Reports**

1. **Financial Reports – Richard Dickinson** was not present to give a report.

A. Stephanie Mosqueda presented a report on the check register. See attachment. Gary Rosenfield made a motion to approve, Manny Mosqueda seconded the motion. The vote on the motion was unanimous.

2. **CC & R's – Dave Rowles**

A. Dave Rowles handed out information on the National Community Association chapter in each state. This association provides information regarding amending CC & R's (do's and don'ts). The recommendations were reviewed.

1) After discussing the benefits of the association, Dave Rowles made a motion to authorize a board member to become part of the Utah Chapter. Manny Mosqueda seconded the motion with a restriction not to exceed \$200.00. The vote on the motion was unanimous. Dave Rowles is responsible for setting this up on behalf of CHHOA.

2) Stephanie Mosqueda asked if the association had an outline to follow. Dave Rowles responded "generally speaking yes".

B. Discussion was held regarding getting an estimate from our legal counsel on the cost of updating our CCR's.

C. Dave Rowles will have an initial list of suggested changes for the annual meeting, and solicit suggestions from the lot owners via the web site.

D. To change the CC & R's would require a 2/3 majority vote.

3. **Road Committee – Linford Nelson / Gary Rosenfield**

A. Linford Nelson submitted an invoice from Roger Murie for \$650.00 for the month of March.

B. Linford Nelson has the list of driveways that were plowed by Roger. The Roads committee will be responsible for sending out these invoices. There will be a total of 17 invoices sent out.

- C. Gary Rosenfield reminded everyone about the County Commissioner's meeting on Monday 4/28/07 at 10:15 AM.
  - 1) The purpose of this meeting is to ask if the county would consider an SID if the association opted for gravel only. The HOA board felt they should find out if this is a viable option before presenting it to the association.
  - 2) Stephanie Mosqueda reminded the board that 50% occupancy and roads to county specs would be required before the county would consider taking them over.
- D. Summer maintenance on the roads was discussed. Roads committee will supply Roger with an outline of the areas to be addressed such as; trouble spots that they feel are most concerning. Jacque suggested that they ask Mike Berndt and Martin Haeberle for assistance. Linford will ask Roger to supply a estimate for budgeting purposes.
- E. Linford is going to talk to the new commissioner, Wayne Smith about getting additional mine tailings.
- F. Linford feels that it may be a good idea to invite Wayne Smith, the new commissioner to one of the HOA meetings.

#### **4. Fire Committee – Clive Newell**

- A. Website information concerning fire abatement has been updated.
- B. Fire hoses, brochures and other fire literature are on order per John Schmidt.
- C. Chipping will be done at a later date. Bigger pieces will need to be burned. Volunteers are always welcome to assist when chipping is being done.
- D. Ryan Riddle with UT Division of Forestry will endorse "road safety" for the meeting with the county on Monday. BLM will remain neutral and will do what ever the county says.
- E. Clive mentioned that if and when the county approves the SID, Gardner Dalley will review archeological sites.
- F. The benefits of the SID for gravel/widening roads is a benefit for many reasons: Fire Safety, Tax write off and inexpensive financing were mentioned.
- G. Manny approved goats being on his property for fire abatement. Clive will discuss with the goat herder where we would like the goats, and also tell us when there is enough feed to bring them up.

#### **5. Architectural Committee – Manny Mosqueda**

- A. The lot owner to the west of the Haeberle's has not yet submitted paperwork.
- B. Manny stated that he sent a letter to contractors currently working in the development regarding keeping their dogs retained
- C. Currently there are 67 homes with 10 under construction.

- D. Manny will remind Paul Fife that construction trash belongs in a dumpster. Also, it has been mentioned to the board that there is still trash around the Zelpha Taylor residence. Manny will send a letter regarding this.

**6. Water – Bob Havens.**

- A. “Cedar Highlands Water Report April 12, 2007” was passed out at the meeting with each section reviewed. See attachment. Comments and actions taken on certain sections follow.
- B. A discussion was held on the best way to keep pipes from freezing. Additional topsoil on the road over areas where pipes are freezing or should we wrap the pipes?
- C. There was discussion regarding ice on the upper tank. Questions regarding where the power comes in on the upper meadow was discussed. Blue stakes will probably map out where the power is, but it was suggested that we ask the Power Company where the best place is to get power to that tank.
- D. The Consumer Confidence Report was sent by Terry Havens.
- E. Bob is going to research half million gallon concrete water storage options. He feels that this is what we should do based on a build out of approximately 120 lots (this number was adjusted to reflect multi lots) He said that a 166 steel gallon would be cheaper but that it probably wouldn't be big enough. Bob Havens also mentioned that another popular way to store water is reinforced fiberglass.
- F. Block 5 Lot 2 - Bob will have Terry double check with Richard Dickinson to see if payment has been received for water meter hook-up.
- G. Block 2 Lot 11 - Manny Mosqueda has given them the appropriate paperwork but we haven't received it back yet. Bob will have Terry double check with Richard Dickinson to see if payment has been received
- H. The lien paperwork on the Linford Nelson property just above the subdivision where springs 5 and 6 are located is currently at the Attorney's office and is being reviewed.

**D. Other Business**

- 1. Linford received approval for Greenbelt status. The Greenbelt requirements are included with the HOA minutes.
- 2. Cattle or sheep will have to graze the common area.
- 3. Clive Newell will put seed on the meadow.
- 4. Today several board members and residents of Cedar Highlands walked the upper meadow to review easement concerns, springs areas and the beehive area.
  - A. Gary Rosenfield motioned to permit Linford Nelson access across the lower common area, specifically, a 66 foot wide easement just East of the Beehive building approximately 740 feet Southwest across common area to access

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Block 5 Lot 10 and beyond the common area. Bob Havens seconded the motion. Linford Nelson abstained from the vote. The vote on the motion was unanimous.

- 1) Linford will pay an engineer to draw up surveying specifications for the easement
  - 2) Linford will pay the title company document fee to get the easement as well as the fee to have this recorded.
  - 3) Linford will install a gate at the cattle trail, maintain the road and work with Beehive on possibly putting the tower on the common area beyond the cattle trail.
  - 4) Per Linford Nelson this will be completed within one year.
- B. Discussion was held regarding the easements through the upper meadow common area.
1. Bob Havens motioned to send an advisory letter identifying questions and concerns about the possibly given, but unrecorded easements of the upper lots in the subdivision. Dave Rowles seconded the motion. The vote on the motion was unanimous.
  2. Stephanie and Manny Mosqueda will write the letters.
  3. Linford Nelson will talk to Ron Reber advising him that he cannot put a fence on the common area, adjacent to his home.
- C. The question of what to do with the snow fence poles was discussed. Clive Newell made a motion to authorize Linford to remove and use the extra fence and poles to reinforce the existing cattle trail fence. In exchange for the poles, Linford will straighten and elevate the levy access road. Gary Rosenfield seconded the motion. The vote on the motion was unanimous.
5. Well Permit status was discussed. Paul LaBroad applied for a well permit and the state is continuing to process the application. The Haeberle's have volunteered to oversee the process.
6. The Annual meeting will be held August 18, 2007 in the upper meadow. Lunch will be served at noon and the meeting will start at 1:30pm.
- A. The meeting for May will be held on May 19, 2007 at 6:00pm at the Dave Rowles residence. Gary will be in charge because Jacque will be out of town
  - B. The meeting for June will be held on June 16, 2007 at 6:00pm at the Tully residence.
  - C. The meeting for July will be held on July 14, 2007 at 6:00pm and will be held at the Newell residence.

**E. New Action Items**

1. Join CAI – Dave Rowles
2. Contact Legal counsel concerning possible cost of CCR's / bylaws rewrite – Dave Rowles
3. Letter concerning easement through common area – Manny and Stephanie
4. County commissioner meeting 4/23/07 - Gary
5. Bills for driveway snowplowing – Roads committee
6. Talk to Wayne Smith concerning more mine tailings – Linford
7. Meet with Roger to go over summer maintenance and costs – Roads committee including Linford, Gary, Michael Berndt and Martin Haeberle
8. Forward information regarding well permit to Haeberle – Jacque
9. Letter to Fife and Taylor regarding trash on construction sites – Manny
10. Look into details concerning concrete water storage – Bob
11. Look into running power to the upper tank – Linford
12. Update valves – Bob and Tom

**F. Action Items review**

1. Talk to Roger about leaving some snow on the roads in areas where pipes are freezing – Linford Nelson
2. Remind contractors about loose dogs – Linford Nelson
3. Find out about public vs. private phone #'s - Terry Havens
4. Meet with Roger and Mr. Synko concerning Synko driveway - Manny and Linford
5. Talk to Roger about plowing pull-out and turn around areas - Gary or Linford
6. Type Bylaws - Denise Rosenfield
7. Gather information on grants that may be available to support and assist HOA with water issues. - Terry Havens
8. Check the water pipes at the Aragon residence to ascertain where they are freezing. - Bob Havens
9. Terry Smith of the rural water district will assist in rebuilding water hydrants. - Bob Havens
10. Service and recalibrate pressure reducing valves. - Bob Havens & Tom Kosakowski
11. Flush fire hydrants. - Bob Havens
12. Send out letters concerning lead and copper tests. - Bob Havens
13. Contact Bulloch Brothers (and others) concerning bids on Spring One rebuild - Linford Nelson

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14. Contact legal counsel concerning Linford Nelson property lien, waiting for response – Jacque Tully

**G. Long term action items**

1. Talk to Terry about PRV's - Bob Havens
2. Get goats lined up for fire abatement, in progress—Clive Newell
- 3 Mark water valves at the sides of the roads - Water Committee
4. Determine snow plowing fees and arrangements for next winter -Roads Committee

**H. Time and place of next meeting**

The next meeting will be held on May 19, 2007 at 6:00pm at the Dave Rowles residence. Gary will be in charge because Jacque will be out of town.

**Adjourn:** The meeting was adjourned at 8:20pm

## Water Update as of April 12, 2007

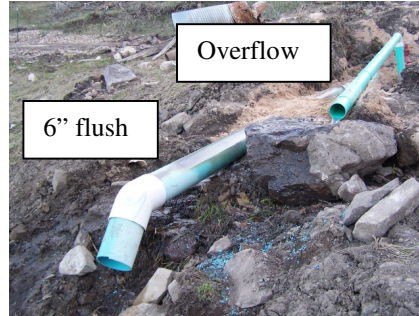
Checked output of the springs today.

Springs 7, 8 and 9 combined = 6 gallons per minute from two weeks ago.

Spring 5, feeding the upper tank = 9 gpm

Spring 6 is a seep.

Spring 1A, free flowing from the new 6 inch flush producing 46 gpm.

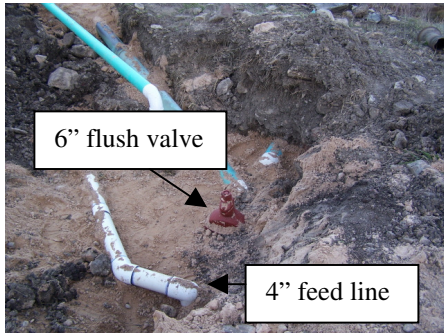


down

line is

upper

Six feet, 32,000 gallons, were transferred from the tank to the lower tank via the new 2-inch transfer line. The transfer took 1 hour, 45 minutes.



Spring 1A was flushed and flow tested. The complete flush took 15 minutes via the new 6-inch line and 6-inch gate valve.

Spring 5 flow was diverted from the upper tank to the flush line. Flow tests were taken. The flush took 1 hour before the water cleared.

After flow testing water from the Greens Lake collection box was used to fill the upper tank. (springs 7 – 9)

The pump house has been re-plumbed. Both pumps are properly bolted down. Water enters north and exits south. No elbows are on the pumps.

The broken 2-inch overflow ball valve will have to be replaced to take advantage of spring 1A. We are wasting 90% of the water. When the lower tank is above 23 feet all water from spring 1 flows down the stream or into the Crawford pond.

*Fri April 13: With Josh Nelson's help we took a backhoe and down to the ball valve. I was able to turn it off(ish).*



dug

Water from springs 1 and 1A is routed through a new 4-inch riser to allow silt to settle in the 6-inch flush line.

The 4-inch spring 1 / 1A line is reduced to 2 inches as it enters the pump house.

This reduction will have to be removed to take advantage of spring 1 flows.

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We need more water storage, much more. I am looking into concrete, asphalt and fiberglass reinforced plastic.

Terry and I surveyed the depth of the meters where the water froze vs. the street level.  
Bersi = 2', Bauman = 2.5', Aragon = 1.3'

The Bac-Ti's taken this month passed.

I will be in Laughlin from Sunday, April 15 until Friday, April 20.

## Cedar Highlands Expenses March 2007

### Water Account:

Bob Havens Water Master (2/18 - 3/16))	\$ 1,714.03
Rocky Mountain Power (pump house electricity)	\$ 159.98
SUU water testing (2/23 & 3/5))	\$ 45.00
Hulet Plumbing (Repair pump house plumbing)	\$ 806.39
Rural Water Association Conference (Bob and Tom)	\$ 310.00
Tom Kosakowski (Conference class, lodging, signs)	\$ 116.25
Sunrise Environmental Science (Grease/Bob H.)	\$ 104.93
David Baumann (assist water master 4.5 hrs. @ \$10 hr)	\$ 45.00
Rural Water Association annual dues	\$ 115.00
Brenntag Pacific (Chlorine)	\$ 235.81

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**TOTAL**

**\$ 3,652.39**

### HOA Account:

Food for March Board Meeting	\$ 24.37
Roger Murie (Snow Plowing Feb 19 to Feb. 29)	\$3,821.30
Cedar Land Title (Place liens on lots for dues owed)	\$ 360.00

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**TOTAL**

**\$ 4,205.67**