

The Cedar Highlands Homeowners Association Directors held their monthly board meeting on February 17, 2007 at 6:00pm at 1134 E High Valley View Circle 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, and Manny Mosqueda.

**Others Present:** Richard Dickinson, Martin and Judy Haeberle, Stephanie Mosqueda, Shelly Newell, Steve Gray, Michael Berndt, Robert Yates, Janet Webb, Tom Kosakowski, Sam and Reggie Tashjian and Terry Chapman Havens.

The minutes were taken by Shelly Newell.

- 1. Call meeting to order; Welcome and Introduction of visitors**  
**Jacqueline Tully**
- 2. Approval of Minutes:** Manny Mosqueda made a motion to approve the January 2007 minutes. Bob Havens seconded the motion. The vote on the motion was unanimous.
- 3. Financial Reports – Richard Dickinson**
  - A) A copy of the Financial Reports, as an attachment, is included with the Cedar Highlands HOA minutes.
  - B) The issue of handling delinquent accounts was discussed. These accounts have been contacted repeatedly, with little response. There is a 15% penalty which begins to accrue if dues are not paid by February 15, 2007.
  - C) Linford Nelson made a motion to file a lien on any lot that is delinquent for longer than one year. This lien will be recorded at the Iron County Court House. Bob Havens seconded the motion. The vote on the motion was unanimous.
  - D) Manny Mosqueda will contact the title company to lien the delinquent lots.
  - E) Yearly reading of water usage was discussed.
- 4. Committee Reports**
  - A. Water – Bob Havens**
    - 1) “Cedar Highlands Water Report February 17, 2007” was passed out at the meeting with each section reviewed
    - 2) There were several houses with frozen pipes this year; during the week of below zero temperatures. Some homeowners are still without water. Linford Nelson will ask Roger to leave a few inches of snow on the road to help insulate the pipes and keep homeowner’s water lines from freezing. In spring or summer, Roger will add more dirt to the roads where appropriate to assist in correcting this problem

in the future.

- 3) Gary Rosenfield motioned to send Bob Havens to the Annual Rural Water Conference in St. George, UT February 27, 2007. This motion was seconded by Manny Mosqueda. The vote on the motion was unanimous.
- 4) Bob Havens made a motion to have Tom Kosakowski attend the conference as well as he is a back up for Bob as necessary Gary Rosenfield seconded the motion. The vote on the motion was unanimous.

**B. CC & R's – Dave Rowles**

Denise Rosenfield has not received the Bylaws from Dave. Jacque Tully will give a copy to Denise.

**C. Architectural Committee – Manny Mosqueda**

- 1) Susan Clark on Block 2 Lot 28 moved into her residence in January. She picked up her dumpster key from Manny Mosqueda.
- 2) Because of the snow on the ground, Manny Mosqueda made a motion that the security deposit not be returned until spring, when the home and area surrounding it can be inspected. Bob Havens seconded the motion. The vote on the motion was unanimous.
- 3) It was brought to the attention of the ARC committee that a hole was on the road side in front of the Fife construction site. Manny Mosqueda has contacted Mr. Fife who will be contacting the utility company as to why it has not been filled.
- 4) Linford Nelson discussed the Synkos driveway. When hazardous conditions occur this driveway could be unsafe the homeowner and anyone on the main road near the driveway entrance. The drive way is at a 12 % grade which was in compliance at the time of construction but appears to some board members as unsafe during icy conditions. Linford Nelson, Manny Mosqueda, Mr. Synko and Roger will work on finding a solution to this problem in the next few months.

**D. Fire - Clive Newell**

- 1) In June 2007, it is expected that we will have our Wildfire Council meeting with John Schmidt from the Division of Forestry. The wildfire council exists outside of the HOA board. The Division of Forestry has spent, to date, approximately \$50,000.00 for Cedar Highlands. John Schmidt will give us the exact amount before our next meeting.
- 2) Clive read a portion of our Wildfire plan at the meeting. This plan can be found on the HOA website, ([www.cedarhighlandshoa.org](http://www.cedarhighlandshoa.org)). Included in the plan was Road Safety. Clive states that we may be able to use road construction costs as a match. Clive discussed the importance of the In-Kind sheets. The In-Kind match forms that the

residences of Cedar Highlands turn in come back to us in matching funds not actual money.

- 3) Shelly Newell will forward a listing of Fire Wise Plants to Steve Gray to put on the Cedar Highlands website.

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

- 1) Because the previously proposed SID for road improvement did not pass with a clear majority from the Lot owners, a plan B was discussed. One proposal for a Plan B would be to have the main road from the bottom of the hill to the upper cattle guard brought to County specifications within the right of way with gravel. Included with the minutes is the paperwork outlining the pricing for gravel; which is estimated at approximately \$5,000.00 per lot?
  - a. Clive Newell mentioned that the BLM is ok with Cedar Highlands improving the roads as long as it is in the right of way also stated that the right of way with BLM is 40 ft. Discussion continues on this topic.
  - b. Linford Nelson suggested that we find out what the Cedar Highlands residents want to do. Other board members thought it would be better to see if the county would even consider this proposal before bringing it to the homeowners.
- 2) Gary Rosenfield is going to ask the county if they would be interested in doing a SID if the Cedar Highlands Homeowners opted for gravel. Gary asked that when he does go to the county regarding this that the more homeowners that accompany him the better. Steve Gray will notify everyone via email when this is scheduled.

A “straw poll” was asked “If there was an SID, paid over 10 years, of a cost of approximately five to six thousands dollars to gravel the main road only” how would you vote? A clear majority voted yes.

It was also brought up that currently Cedar Highlands has 67 lots out of 165 developed. This does not put us at the 50% occupancy level which the county would like to see before they would discuss taking over maintenance of the roads, so this may be premature.

**Other road issues**

- 3) Linford Nelson submitted an invoice from Roger Murie for road work in the amount of \$2,550.00. The board approved this to be paid.
- 4) In the upper meadow the “Limited Access” sign needs to be removed.
- 5) Ron Reber asked if the gate could be locked. For liability purposes it cannot be locked.
- 6) Linford Nelson is the person who is responsible for the “Snowplow List”. He will speak to homeowners who requested a one time clearing

- 7) Discussion regarding the Salt Machine the Cedar Highlands HOA owns but Roger Murie uses other places. Are we getting a discount or is he going to maintain it etc? Linford Nelson will speak to Roger Murie.

## **F. Other Business**

### **1. Loose dogs**

There was an incident where a loose dog attacked another pet and killed it. The board is going to send a certified letter to the homeowner stating that we are aware of the incident, also asking the homeowner to respect the CC & R's to pen the animal and not allow it to roam free etc.

Linford Nelson is also going to speak with the contractors who bring their animals into the subdivision, regarding respecting the CC & R's.

## **G. Public comment period/correspondence from homeowners**

1. There was a discussion about the Beehive mailing regarding the tower they would like to construct in the subdivision. Per Jacque Tully she had 5 residents respond to the beehive mailing. As this is much less than the response from the board mailings the board decided at this point that they will wait for further correspondence from Beehive before addressing this issue again. Steve Gray said that it was his understanding that Beehive has stated that they would use Eminent domain if needed in order to proceed with this project, but no mention of this has been received by the board.
2. The Linford Nelson will submit the completed forms to reapply the for the Green Belt status on common areas.
3. Janet Webb asked who is the "person normally contacted regarding the culvert?" Linford Nelson and Roger will review this issue in the spring.
4. Manny Mosqueda suggested a Neighborhood Watch program in Cedar Highlands. Manny would like to have a meeting and ask the Sheriff to attend. Signage will be put at the entrance from right hand canyon road and the entrance to the subdivision on the dirt road.

## **H. Action Items review**

1. Set up liens on accounts with unpaid dues - Manny
2. Talk to Roger about leaving some snow on the roads in areas where pipes are frozen - Linford
3. Remind contractors about loose dogs - Linford
4. Letter to homeowners concerning loose dogs on construction sites - Manny
5. Letter to homeowner concerning dog attack - Jacqueline

6. Find out about public vs. private phone #'s - Terry Havens
7. Get new SID proposition on next county agenda - Gary
8. Find out about the hole in the road in front of Fife construction site - Manny
9. Meet with Roger and Mr. Synko concerning Synko driveway - Manny and Linford
10. Discuss Braven Driveway plowing - Linford
11. Talk to Roger about plowing pull-out and turn around areas - Gary or Linford
12. Type Bylaws Denise Rosenfield.

**I. Long term action items**

1. Mark trees to be cut in spring area - Bob
2. Talk to Terry about PRV's - Bob
3. Look into re-plumbing pump house - Bob
4. Improve pump house door – Tom K
5. Get goats lined up for fire abatement –Clive
6. Mark water valves at the sides of the roads - Water Committee
7. Determine snow plowing fees and arrangements for next winter - Roads Committee
8. Shelly will gather up the 2005 and 2006 annual meeting minutes and send to Steve Gray for publication on the web site.

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

The next meeting will be held on Friday March 16, 2007 and the location will be announced at a later date.

**K. Adjourn**

The meeting was adjourned at 9:30 pm.