

The Cedar Highlands Homeowners Association Directors held their monthly board meeting on March 16, 2007 at 6:00pm at 1147 E 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 and Manny Mosqueda.

Others Present: Stephanie Mosqueda, Sam and Reggie Tashjian, Craig and Brenda Meyocks, and Teri Saa.

The minutes were taken by Teri Saa.

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

B. Approval of Minutes: Manny Mosqueda made a motion to approve the February 2007 minutes subject to one correction. Gary Rosenfield seconded the motion. The vote on the motion was unanimous.

C. Committee Reports

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

a. Stephanie Mosqueda presented a report on the check register. See attachment.

2. Road Committee – Linford Nelson/Gary Rosenfield

a. Linford Nelson submitted an invoice from Roger Murie for roadwork in the amount of \$3,821.30. This was for salt, snow removal and blade work in February of 2007.

b. Gary Rosenfield stated that no further progress has been made on “Plan B” for road improvement.

3. Architectural Committee – Manny Mosqueda

a. Manny Mosqueda stated that in Cedar Highlands there are a total of 67 completed homes, with ten of those under construction, and approximately 21 full time residents households.

b. Manny Mosqueda presented an up to date map of the Cedar Highlands community, showing existing homes and those under construction.

c. Last month it was brought to the attention of the ARC committee that there is a hole on the side of the road in front of the Fife construction site. Manny Mosqueda contacted Mr. Fife who is in contact with Questar. Apparently, Questar broke a phone line during installation of a gas line to this residence. Beehive will fix the line and Questar will fill in the hole.

4. Water – Bob Havens.

a. “Cedar Highlands Water Report March 17, 2007” was passed out at the meeting with each section reviewed. See attachment. Comments, actions and votes taken on certain sections follow.

- b. "Current status on water system," paragraph four - Ann Bersi's pipes are no longer frozen. Pipes at the Aragon residence are still frozen. If possible, Bob Havens will check the water pipes at the Aragon residence to ascertain where they are freezing. A discussion was held on the best way to keep pipes from freezing. The general leaning was toward additional topsoil on the road over areas where pipes are freezing.
- c. "Work to be completed before this summer" paragraph two - the fire department and volunteers will clear weeds and trees around springs 1, 5 & 6.
- d. Paragraph four - Terry Smith of the rural water district will assist in rebuilding fire hydrants. Bob Havens has located a company that sells rebuild kits.
- e. Paragraph five - Bob Havens stated that there is a state yearly requirement that water hydrants be flushed. However, doing this would cause chlorinated water to be released onto the ground around the hydrants. This is a violation of EPA rules. Bob located a Pollard dechlorination system that would allow the pumps to be flushed without releasing chlorine. The cost is \$1400.00. Gary Rosenfield made a motion to purchase the Pollard system. Manny Mosqueda seconded the motion. The motion was passed unanimously.
- f. "Government water tests," paragraph one - homeowners whose water will be tested for lead and copper will be sent letters advising them that the tests will be held in June.
- g. Paragraph two - the last three volatile water reports have come back negative. If the fourth one does, Bob Havens will request a waiver. This will save the association \$1,000.00 every three years, as the test will no longer be required.
- h. "System problems and resolutions," paragraph two - Bob Havens, Tom Kosakowski and Terry Smith will service and calibrate the six pressure reducing valves in the water system.
- i. Paragraph three, section three - Linford Nelson suggested that someone check with the power company for an estimate of the cost to supply power to a heater for the upper tank.
- j. "Misc. Issues," paragraph one - a discussion was held on a lien issued against the property just above the subdivision owned by Linford Nelson and on which springs 5 & 6 used by the Cedar Highlands community are located. The lien was issued in 2000 by the Cedar Highlands HOA board president Mr. Fulkerson. A letter written in 2001 by an attorney for Mr. Nelson stated that it is a false lien that should be removed from the county record. Mr. Nelson stated that the lien and letter were submitted four years ago to the past board president, Dave Rowles but nothing was done. Mr. Nelson is now requesting that the lien be removed, and that a Land Use Agreement be put in its place. After further discussion, it was decided that Linford Nelson and Bob Havens, with the help of Scott Hacking of the State Water District work together to find proper wording for the Land Use Agreement.

- k. Paragraph two - Hearing on Mountain Valley Water Protection Association's contesting of requests for well permits, is scheduled for June.
- l. Paragraph three - Linford Nelson will ask Bulloch Brothers Engineering to assist in the bidding process for the Spring one rebuild.

D. Other Business

- 1. Linford Nelson suggested that the HOA look into establishing access easements to homes on the upper road. The Board will evaluate this issue after viewing the sites.
- 2. The HOA By-laws state that any board member who is absent for four consecutive meetings is subject to dismissal. Board member Dave Rowles has been absent for three consecutive meetings and, if absent again, the board may wish to address this issue.
- 3. Linford Nelson, along with Bob Havens proposed a solution to the Beehive Tower situation. Mr. Nelson would construct/improve a road from the existing Beehive site to a site on property owned by Mr. Nelson. This would allow Mr. Nelson access to a lot that he owns, and give Beehive a location on which to build that does not impact the surrounding homes.
- 4. The fire report on the Internet is outdated. The last report was from August 2005. The Fire Committee is working on an update.
- 5. Liens were placed on six properties for non-payment of dues.

E. New Action Items

- 1. Gather information on grants that may be available to support and assist HOA with water issues. - Terry Havens
- 2. Update the fire report and give it to Steve Gray for posting on the web site. - Clive Newell
- 3. Check the water pipes at the Aragon residence to ascertain where they are freezing. - Bob Havens
- 4. Terry Smith of the rural water district will assist in rebuilding water hydrants. - Bob Havens
- 5. Service and recalibrate pressure reducing valves. - Bob Havens & Tom Kosakowski
- 6. Flush fire hydrants. - Bob Havens
- 7. Send out letters concerning lead and copper tests. - Bob Havens
- 8. Contact Bulloch Brothers concerning bids on Spring One rebuild - Linford Nelson
- 9. Contact legal counsel concerning Linford Nelson property lien – Jacque Tully

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. Letter to homeowners concerning loose dogs on construction sites – Manny Mosqueda.
4. Find out about public vs. private phone #'s - Terry Havens
5. Get new SID proposition on next county agenda – Gary Rosenfield
6. Meet with Roger and Mr. Synko concerning Synko driveway - Manny and Linford
7. Talk to Roger about plowing pull-out and turn around areas - Gary or Linford
8. Type Bylaws - Denise Rosenfield.

G. Long term action items

1. Mark trees to be cut in spring area – Bob Havens
2. Talk to Terry about PRV's - Bob Havens
3. Improve pump house door – Tom Kosakowski
4. Get goats lined up for fire abatement –Clive Newell
5. Mark water valves at the sides of the roads - Water Committee
6. Determine snow plowing fees and arrangements for next winter -Roads Committee

H. Time and place of next meeting

The next meeting will be held at 6:00 PM on Saturday, April 21, 2007 at 1122 East High Cedar Highlands, the home of Gary and Denise Rosenfield.

Adjourn

The meeting was adjourned at 8:20 PM.

Attachment One - Cedar Highlands Water Report March 16, 2007

A. Current Status on Water System

1. Water levels are 30 ft in the upper tank filling 1 ½ - 2 ft/day Lower tank has been shut off Upper tank is being supplied by Spring 5 (4 – 6 gpm) – Lower tank Spring 1A is off All influent to the lower tank has been shut off to drop the tank level to 15 feet so repairs can be made John Hulet and I will re-plumb the Pump House week of 3-19-07

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2. We will be repairing the line from spring 1 and 1A –removing the gate valve replacing it with a cap.

3. All 30-50 system shut off valves on road need to be located and marked. We have drawings that show these locations. This will be a project for April – May

4. Pipes at Bersi and Aragon homes are still frozen. I suggest that we either add a foot of material where the pipes are freezing and/or dig up around the pipes to wrap with insulated.

B. Work to be completed before next summer – either by Home owners or outside contractors

1. Weeds need to be removed from spring fields' 7,8 and 9 next spring. After bac-ti testing of water they can be reinstated for use.

2. Springs 1,5 and 6 collection areas need weeds, thistle and trees removed we were dinged 20 points on our approval report for this year. This project will start as soon as all snow is gone. I will work with Clive to get the fire district to cut the trees

3. We need to install a new door on the pump house. This will be completed as soon as all snow is gone

4. We need to rebuild the fire hydrants as needed during this summer. I have detected some noise in turning off the valves. I ordered some food grade grease to use in this process.

5. 10 Fire Hydrants must be flushed and flow test preformed annually. This will be completed by the end of spring before fire season

6. Due to EPA rules for releasing chlorinated we must de- chlorinate the water plus measure the flow for the fire department

7. Pollard water has a system to satisfy both the cost is \$1400 plus tax

C. Government Water Tests

1. Water tests completed in February were compliant with state regulation.

2. Lead and Copper tests will be preformed this June

I will be sending out letters to the customers effected to advise of the upcoming test

3. Volatile Organics will be completed this summer – this test is preformed every three years I have petitioned the state for a waiver if our test come back negative this year. This would save the homeowners \$1,000 expense every three years.

D System Problems and Resolutions

1. Our system was dinged 5 points for not having a flow measuring device for our springs. Our system flow is so little that we will need to use positive displacement meters. I will be investigating the cost. This is a new state requirement.
2. Six Pressure reducing valves need to be serviced and calibrated annually – rebuild cycle is 5-10 years to maintain proper downstream pressures for our system and for our customers as well as fire protection.
3. There has been ice on the upper tank 1 to 2 feet this winter. This is the second year of ice on this tank. The ice causes problems in chlorinating the water during the winter. I must use the collection box to chlorinate the upper system.
4. We need power at the upper tank to install a tank heater as we have in the lower tank. I suggest the board open discussion of this with Linford as he develops lots in the vicinity.
5. Currently I am keeping the tank at overflow this spills chlorinated water which is a violation of EPA rules
6. OCV helped us design a control valve to maintain a 28 ft level in the upper tank. Cost is estimated at \$1800 add the cost of installation.

E. MISC Issues

1. Discussion of the lien on Linford property springs 5 & 6 that was issued by the board in 2000
2. The Mountain Valley Water Protection Association has contested Cedar Highland's request for a well permit. The hearing will be held in June.
3. Sunrise Engineering or Bulloch can help us with multiple bids for our upcoming Spring 1 rebuild.

F. Annual Rural Water Conference in St. George February 27 – March 2, 2007

1. Tom Kosakowski, Terry Havens and myself attended seminars at the conference.
Tom attended - Stag 2 and LT2 Rules; Fire Hydrant Maintenance; Automated Meter Reading; Distribution System Flushing and Hydrant Testing; Groundwater 101; The Ground Water Rule;
 - a. Bob attended Flushing Guideline for Chlorinated Water; Automated Meter Reading; Lead Copper Rule Changes; Ground Water 101; The Ground Water Rule; Taking Control of Control Valves;
 - b. Terry attended Water and Wastewater Funding.
2. Vendors we visited during the conference
 - a. Cla-Val Control Valves
 - b. OCV Control Valves
 - c. Pollard Water
 - d. Performance Pipe
 - e. Sun Rise Engineering
 - f. Intermountain Sales

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- g. Empire West Fire Hydrant Parts
- h. Blue Stakes
- i. Southwest Plumbing
- j. Utah Barricade – purchased 8 cones for our use to close off streets or indicate work areas
- k. Sunrise Environmental Scientific
- l. Wise Safety
- m. Bacau-Dalloz Safety
- n. Airgas Safety Products
- o. E.H. Wachs pipes and valves
- p. Delco Western water pumping equipment
- q. Scholzen Products, water tools and supplies
- r. WR White Supply

3. What I learned at the conference

- a. Control Valves – maintenance and calibration
- b. Dechlorination via EPA rules
- c. Lead and Cooper rule updates
- d. Heavy metal removal procedures

Board Report: *Conference Meeting Water Funding Coordinating Council*

Attended March 1, 2007

Speakers: Dale Peterson Utah Director of Division of Drinking Water – DEQ
Ed Macauley Utah Department of Water Quality (DEQ)
Mark Bedel Utah Community Impact Board (CIB)
Ken Wilde Utah Division of Drinking Water (DDW)
Eric Mills Utah Division of Water Resources (DWR)
Hal Nielson United States Department of Agriculture (USDA) Rural Water
Diana Waite – Rural Water Assoc of Utah Database Administrator

◆ ***Rural Water Supply 'Act*** – signed this year by US Congress

- Due to several agencies having multiple funding options the State of Utah developed a ***Community Assistance Task Force*** to help understand all the options available.
- ***The Rural Water Association developed a web page*** to help communities through the process. ***The web page will be available the end of March.***
 - It will advise you of which agency your system qualifies for funding
 - What type of projects can be funded
 - Amounts that can be giving as a grant loan
 - And Funding Cycle for each agency

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- ◆ **List of agencies that fund projects**
 - Utah Division of Drinking Water
 - Utah Division of Water Quality
 - USDA Rural Development
 - Utah Community Impact Board
 - Utah Division of Water Resources
 - Army Corps of Engineers
 - Community Development Block Grant
- ◆ **Private systems are eligible for Federal SRF Appropriations**(State Revolving Funds) handled by Utah Division of Drinking Water.
 - **Type of Funds – Low interest Loans Principle Forgiveness and Hardship Loans**
- ◆ **We could also potentially be eligible for funding of projects via Utah Division of Water Resources.**
 - **Spring development**
 - **Conservation Development Funds**
 -

The Rural Water web site should be available soon to help work through to process to the above agencies.

Cedar Highlands Expenses February 2007

Water Account:

Bob Havens Water Master (1/1 - 2/16/07)	\$ 1,360.00
Rocky Mountain Power (pump house electricity)	\$ 174.85
SUU water testing	\$ 170.00
Peterson Plumbing	\$ 38.82

TOTAL

\$1,743.67

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HOA Account:

Food for February Board Meeting	\$ 144.76
Roger Murie (Nov. 11 to Jan. 12)	\$ 2,550.00
Toilet Rental for August 2006 Picnic	\$ 130.00
Bulloch staking Nov. 20, 2006	\$ 256.00
Payment for HOA Post Office box for year	\$ 50.00
Stamps	\$ 40.50
Kent Corry (final attorney bill)	\$ 162.68
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TOTAL	\$3,333.94