

Cedar Highlands Homeowners Association Board Meeting
2017 S. High Mountain View Dr., Cedar City, January 13, 2007, 6:00 p.m.

The Cedar Highlands Homeowners Association Board of Directors held their monthly meeting on Saturday, January 13, 2007 at the home of Bob and Terry Havens, 2017 S. High Mountain View Dr., Cedar City, Utah.

The meeting was called to order by Jacqueline Tully at 6:15 p.m.

Members Present:

Board members, Jacqueline Tully, Manny Mosqueda, Gary Rosenfield, Clive Newell, Bob Havens, and Linford Nelson.

Dave Rowles was absent but sent his proxy with Gary Rosenfield

Others Present: John Tully, Stephanie Mosqueda, Shelly Newell, Teri Saa, Terry Havens and Tom Kosakowski.

Minutes were taken by Teri Saa.

1.Approval of Minutes: Bob Havens made a motion to approve the minutes of December, 2006. Manny Mosqueda seconded the motion. The vote on the motion was unanimous.

2.Committee Reports

- **Architectural Committee:** Manny Mosqueda reported for the Architectural Committee.
 - A \$1000.00 security deposit was returned to Jay & Cathy Hampton, Lot 2 Block 9.
 - Michael & Shannon Berndt requested the approval to build a detached garage near their residence on their lot, Lot 1 Block 4. The request was received on November 22, 2006. A response letter was sent to them by Mr. Mosqueda on December 7, 2006. It stated that approval is subject to the committee's receiving a payment of \$1500.00. \$1000.00 being a refundable security deposit and \$500.00 being the road impact fee.
 - A request was made to Mr. Synko concerning the removal of his dumpster from the Greens Lake Road. The dumpster of concern on the main road in front of Mr. Synko's home has been removed.

- **Fire Committee:** Clive Newell reported for the Fire Committee.
 - Mr. Newell stated that the Division of Forestry is performing controlled burning in the area.
 - Homeowners who notice a fire that appears to be dangerous or getting out of hand need to call 911.

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- John Schmidt was contacted concerning the rental of goats for grazing extra foliage in the common area. The goats will be available in the early spring of 2007. The National Fire Plan will pay for the usage of the goats for a short period of time.

- **CC&R's Committee:** Gary Rosenfield made the presentation to the board in the absence of Dave Rowles.
 - Denise Rosenfield completed transcribing the CC&R's and has sent a copy to each of the board members.
 - Stephanie Mosqueda researched lawyers for the purpose of reviewing, revamping and possibly rewriting the existing CC&R's. She presented various names and hourly rates.
 - A discussion was held.

- **Water Committee:** Bob Havens reported for the Water Committee.
 - Mr. Havens stated that he added chlorine to spring 5 and will chlorinate the lower tank.
 - Tom Kosakowski will take over water duties while Bob Havens is out of town.
 - A heater is in place in the lower tank to eliminate ice.
 - There is a possibility that the pipes in the lower tank may freeze. It was suggested that they be watched.
 - Everything on Mr. Havens to do list concerning springs 7, 8, & 9 has been completed.
 - Mr. Havens suggested that next spring the trees around springs 5 & 6 be cut down.
 - The rest of Mr. Havens report follows on page 3.

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Cedar Highlands Water Report January 6, 2007

Current Status on Water System

- Water levels are 30 ft and spilling in the upper and 28 ft in the lower tank
 - Upper tank is being supplied by Spring 5 (4 – 6 gpm) – Lower tank Spring 1A (11 gpm)
- Level probes are removed from both tanks to avoid ice related damage.
- The InSite drawings to correct spring 1 have been approved by the Division of Drinking Water
- A larger set of drawings of Spring 1 was delivered to Oscar Hulet . Stephanie was to pick them up.
- The fire hydrant and attached foot valve at the bottom of High Juniper was moved to Tully's for later repair.

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

- The six inch plastic caps on access tubes have work has been completed on spring 7 and 8.
- Weeds need to be removed from spring fields' 7,8 and 9 next spring.
 - This will ensure we have ample water for the fire season this summer
 - December bac-ti tests of these springs were coliform free due to lack of water/vegetation influence
 - The State will soon run a particulate test at the collection box before spring sanctions.
- Springs 5 and 6 collection areas need weeds, thistle and trees removed
 - The spring 5 collection box has roots in it. Which will cause bac-ti problems this Spring
- Pump house door will be reversed to have better access to the pump house.
 - Tom will be assisting in this process.

Government Water Tests

- Bac-ti tests completed this month were compliant with state regulation
- Results on the Copper/Lead test will be available late January or early February.
 - The results will be in the next water report.
- Dissolved oxygen tests done at the Porter residence were at 62.5% saturation before the water softener / activated carbon and 20% in the kitchen after treatment.
- The State and the EPA will require us to actively seek a solution to the lead and copper problem if our current tests come back out of compliance..
 - I am working with Terry Porter and Alamo Water Refiners.

System Problem s and Resolutions

- High Copper levels in homes with copper pipe.
 - Dissolved oxygen suspected as aggressive agent in the water.
 - DO tests taken at Porter home on both sides of his water treatment system with a follow up copper test taken at the end of a copper line (kid's bedroom)
- Fire hydrant maintenance and repair and yearly system flushing,
 - I attended a class in Springdale on December 13, 2006 that covered both subjects. I was able to participate in the rebuilding of a fire hydrant
 - The fire hydrant in the Tully driveway can be rebuilt and put into service if needed.
 - Rebuild kits should be stocked for our system. <http://empire-west.com/>
- Ice in the tanks and level probe wires destroyed by the ice.
 - Probes removed from both tanks
 - 1000 watt heater placed in the lower tank.
 - Spring # 5 overflowing the upper tank in an effort to melt the ice.
 - Chlorine being fed to the upper tank at the spring 5 collection box to get under the ice.
- Tom assisted in checking tank and pump house status during my absence in December 19.
- Pressure reducing valve (PRV) calibration
 - There are 5 vaults with PRVs
 - It has been years since they have been calibrated.
 - Terry Smith from the RWAU will calibrate these valves with my assistance.
 - A result of the extra high pressures in the lower part of the system may have caused the fire hydrant blowout we experienced.

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- **Roads Committee:** Both Linford Nelson and Gary Rosenfield reported for the roads committee.
 - Linford Nelson presented a bill from Roger Murie for road maintenance.
 - Roger Murie purchased a new salt spreader for \$4100.00.
 - Linford Nelson will get the title and warranty for the salt spreader from Roger.
 - Discussion was held concerning what to charge for removing snow from driveways. Would a one-time charge be allowed? Would homeowners be charged for the entire season on an all-or-nothing basis?
 - Bob Havens made a motion that a one-time fee of \$85.00 be adopted. No one seconded. The motion did not pass.
 - Linford Nelson moved that a one-time fee of \$100.00 be charged to anyone who wants their driveway done only once during the season and not every time Roger comes up. Bob Havens seconded the motion. A vote was taken. Manny Mosqueda voted against. The motion passed.
 - The board decided that the topic of a one-price all-or-nothing driveway snow removal would be brought up at the general meeting in August.
 - A discussion was held concerning talking to Roger Murie about starting his snow removal earlier in the morning on snow days. Linford Nelson agreed to talk to Roger.

- Gary Rosenfield presented Plan B, Estimated Costs to Pave Roads in Cedar Highlands.
 - The cost to pave the roads is about \$62.22 per linear foot (\$82,130 per 1/4 mile) for the main road and about \$72.22 per linear foot (\$95,330 per 1/4 mile) for the interior roads, based on Steve Platt's recent estimates. The difference is apparently due to Steve's estimate of a lower cost of sub-grade preparation for the main road.
 - According to Steve, there would also be an overhead cost of between \$9.54 per linear foot (\$12,553 per 1/4 mile and \$18.59 per linear foot (\$24,539 per 1/4 mile) to cover other expenses such as engineering, design, bidding, construction management, quality control, staking and related items.
 - A discussion was held. It was decided that the more immediate goal was to make the roads, especially the lower road on BLM land safer and more able to accommodate the increased levels of traffic. The ultimate goal remains improve the quality of the roads to county standards.

3. Insurance Update: Jacqueline Tully stated that Paul Leddy has reviewed the insurance policy and that it looks good. He will discuss his findings at the next meeting.

4. Other Business:

- HOA specialty lawyer.

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- Stephanie Mosqueda reiterated her findings as stated earlier during the CC&R's discussion. HOA specialty lawyers charge anywhere from \$110.00 to \$260.00 per hour. She then mentioned a few to whom she had spoken, including paralegal Deborah Category with Barney and McKenna, who charges \$125.00 per hour.
- Bob Havens made a motion that the board use the services of paralegal, Deborah Category from the law office of Barney and McKenna in Saint George. Manny Mosqueda seconded the motion. It passed unanimously.

- Phone List- Use and Misuse.
 - A discussion was held concerning the privacy of the homeowner's phone numbers. It was decided that homeowners would be called concerning a public phone list. The current phone list is to be used for emergencies only and only by the members of the board.

- The reserve study will be delayed until the spring.

- A recent theft of four four-wheelers from a garage in Cedar Highlands was brought to the board's attention.
 - A discussion ensued concerning the creation of a Neighborhood Watch and the posting of Neighborhood Watch signs.
 - Manny Mosqueda made a motion to get neighborhood watch signs from the County Sheriff. Clive Newell seconded the motion. A vote was taken. The motion passed unanimously.

- A response letter from Beehive to the homeowners concerning the building of a tower was read by Jacqueline Tully.
- Jacqueline Tully will talk to Art Brothers.

5.Action Items Review:

- Linford Nelson turned in the Greenbelt application for the association.
- New and continuing action items were discussed. See attached sheet.

The meeting adjourned at 9:15 p.m. The next meeting of the Board will be held at 6 PM on Saturday February 17, 2007 at 1134 S. High East Valley View Circle, Lot 15 Block 8.

Action Items for January meeting 2007

- Talk to Roger about plowing pull-outs and turn around areas - Gary
- Talk to Roger about an earlier start time - Linford
- Talk to Roger about his feelings on pulling people out - Gary
- Get title and warranty for salt spreader from Roger-Linford
- Talk to Art Brothers at Beehive - Jacqueline
- Type Bylaws - Denise Rosenfield
- Signs for Neighborhood watch - Manny
- Gather info from Bob for coverage of his honeymoon - Tom K.
- Call on phone list to determine which numbers are public or private - Terry Havens
- Everything on MR. Haven's to do list concerning springs 7, 8, &9 has been completed.

Long term action items

- Talk to Terry about PRV's - Bob
- Mark trees in spring area to be removed - Bob
- Get goats in subdivision in the spring - Clive
- Mark valves on the sides of the road - Water committee
- Replace or revamp pump house door - Tom K.
- Decide on Synko Driveway - Roads committee
- Determine one time fee for driveways next year - Roads committee