

Cedar Highlands Homeowners Association Board Meeting  
2323 S. High Aspen Drive, Cedar City, UT January 19, 2008 at 6:00pm

The Cedar Highlands Homeowners Association Directors held their monthly board meeting on January 19, 2008 at 6:00 p.m. at 2323 S. High Aspen Drive, Cedar City, UT. The meeting was called to order by President Jacqueline Tully at 6:00 p.m.

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

**Others Present:** Janet Webb, Tom Kosakowski, Judith Haeberle and Stephanie Mosqueda.

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 motioned to approve the December 2007 minutes. Martin Haeberle seconded the motion. The vote on the motion was unanimous.

**C. Financial Report –** The “Cedar Highlands Expenses December 2007” was presented to the board. A copy of this is included as an attachment to the minutes.

Martin Haeberle motioned to approve the expenses. Manny Mosqueda seconded the motion. The vote on the motion was unanimous.

**D. Beehive Telephone –** There is no new information. The board is still waiting for the new contract that Beehive told our lawyers they would be writing and sending to us to look over.

**E. Committee Reports**

**1. Fire – Clive Newell**

- a. Clive Newell spoke with John Schmidt of the Utah Division of Forestry regarding burning the piles of trees and shrubs that they cleared out of the subdivision for fire mitigation. They said they will start this project soon.
- b. A Wildfire Council meeting is planned for April. At that time an updated Wildfire Council plan will be discussed. Clive invited Neighborhood Watch to have a meeting at the same time.
- c. Clive stated that John Schmidt committed to clear the road right-of-way below the cattle guard of excess trees and brush to a width of 66 feet. He will start as soon as possible.

**2. Water—Bob Havens**

- a. The Water Report was distributed to board members. A copy of this report is included in the minutes as an attachment.
- b. February 26 – February 29, 2008 Bob Havens will be attending a Rural Water class. Bob stated that he will not charge the board for this. Martin Haeberle and Tom Kosakowski are going to check their calendars to see if they are able to attend. Bob stated that there is also another seminar in March.
- c. Solar power will not be an option for heating the upper tank.
- d. Linford Nelson is going to supply an itemized bill to the board for the installation of two water meters: for the Green and Shasky residences.

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- e. The fee charged for each new water meter connected to our system includes the labor and materials for installation as well as paying for some of the ongoing maintenance of our water system.
- f. President Tully mentioned that it should be realistic to move forward with the well in June or July of 2008. Martin Haeberle volunteered to organize this project so that we will be ready to start in early summer.
- g. From now on, Tom Kosakowski will be the person responsible for organizing and setting water meters.

**3. Roads - Linford Nelson**

- a. Block 8 Lot 18 – Shawn Ekker is the builder. The Roads Committee will speak to him regarding a possible issue with the way the driveway cuts into the HOA owned cul-de-sac.
- b. An invoice in the amount of \$9,915.00 from Roger Murie for November 2007, December 2007 and current was presented and paid.
- c. A lengthy discussion regarding plowing driveways occurred. Residents need to understand that the main road is the first priority for snow plowing, then side roads, and finally driveways.
- d. Martin Haeberle motioned that the property owner has to sign the liability waiver for driveway snow removal. Gary seconded the motion with an amendment that if there is any question of ownership, the individual must present the liability waiver to the board. (It does not necessarily have to wait until the next meeting). The liability form will be reworded to state that regardless of what time of year a lot owner opts in to have their driveway cleared, they are liable for payment of the whole year's snow removal. This motion passed by a majority vote.

**4. CC&R's - Ann Bersi, chair; Teri Saa**

- a. A rough draft has been completed and will be submitted to the board for review at the next meeting.

**5. Architectural – Manny Mosqueda**

- a. Because of snow accumulation, the Architectural Committee cannot access Steve Green's property to determine if the security deposit can be refunded. There is also some concern about his culvert which needs to be resolved prior to refunding his construction deposit. Linford will speak with Steve Green and have him contact Roger Murie regarding his culvert.
- b. There are 70 homes which includes 6 under construction.

**F. Other Business**

- 1. April Gray sent an email to Jacqueline Tully regarding her concerns about the increase in the dues. Jacqueline Tully invited Mrs. Gray to attend this meeting. Mrs. Gray did not attend the meeting.

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2. Martin Haeberle motioned that the board send a letter to the Iron County Sheriff and cc all parties regarding the Aragon dog issues. Bob Havens seconded the motion. The vote on the motion was unanimous.
3. Neighborhood Watch – Janet Webb presented the board with information on neighborhood watch. She stated that there would need to be 19 – 20 full time residents who would be interested. There would need to be a captain. The benefits are to prevent property damage, prevent auto theft, prevent terrorism and prevent drug/alcohol issues.

The county suggested that all homes have their address on the front of their property so that they can deliver services and respond to complaints.

There is a form letter for the board to approve that can be sent out to the residents for response of who would be interested in participating in the neighborhood watch program.

Clive Newell suggested a joint meeting for the Wildfire Council and Neighborhood Watch in April 2008. Invitations could be sent out to all those who wish to participate. A decision can be made after this meeting if this is something that the community really wants.

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

1. The next Board meeting date is:

Saturday February 16, 2008.

The Home of Martin and Judith Haeberle

1927 S. High Cedar View Drive (“Sky King Ranch”)

Cedar Highlands Subdivision, Cedar City, Utah

**H. Adjourn:**

Clive Newell motioned to adjourn the meeting, Bob Havens seconded the motion. Meeting adjourned at 8:15 pm.

## **Cedar Highlands Expenses & Deposits December 2007**

### **Water Account:**

Brenntag Pacific	\$ 249.60
Rocky Mountain Power	\$ 64.80
Peterson Plumbing	\$ 462.85
Bob Havens (Dec.)	\$ 2,300.00
Southern Utah Lumber	\$ 23.84
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<b>TOTAL</b>	<b>\$ 3,101.09</b>

### **HOA Account:**

Fife Construction Deposit refund	\$ 700.00
Nelson Construction Deposit refund	\$ 2,000.00
Templeton Construction Deposit refund	\$ 1,000.00
Durham, Jones and Pinegar (Attorneys)	\$ 2,150.00
HOA Secretary (for overnight, stamps and envelopes)	\$ 76.52
December Board Meeting food	\$ 80.23
American Family Insurance	\$ 5,000.00
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<b>TOTAL</b>	<b>\$ 11,006.75</b>

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**Cedar Highlands Water Report February 16, 2008**

### **Current Status on Water System**

- As of February 11, 2008 the water level in the upper tank is 30 ft. The lower tank level is around 25 feet; rising less than 1 foot per day recovering from the seal repair on January 8. The water is very clear in both tanks. Chlorine demand is met with 3 tablets per week plus per tank.
- Chlorine is added at the spring 1 and 5 collection boxes.
- Upper tank is being supplied by Spring 5 (>5 gpm).
- Lower tank is being supplied by Spring 1 (<4 gpm). Decreasing 1 – 2 gpm/month.
- 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.
- By allowing the upper tank to overflow, I am hoping to slow down the freezing.
- The ¾ inch lateral line from the main line to Ann Bersi's meter is frozen or plugged.
- Defrosting the soil above this line did not open this line.
- When I last ran water from her frost free, it ran for several seconds then stopped.

### **Government Water Tests**

- Bac-Ti water tests completed in January and February 2008 were compliant with state regulation.
- The bac-ti tests were taken at the Leddy frost free and the Webb frost free.
- The free chlorine residuals were Leddy 0.6 parts per million, Webb 0.7 ppm.

### **System Problems and Resolutions**

- Lateral freeze or plug of line to Bersi meter.
- Defrosted road with new soil heating device available from Duane Lyon.
- Will have to dig down to the saddle connection to inspect and repair.
- We need to install a new door on the pump house.

### **Work Projects in order of importance**

- ***Two Water Meters***
- Next spring
- I have 4-meter set-ups.
- ***System Distribution Pressure***
- Upgrade system to establish correct pressures system wide
- We have received bids on valve boxes.
- These vaults will be discussed for funding.
- A low flow bypass PRV and a 4 inch (fire flow) PRV are assemble, calibrated and ready to be installed in the vault by the Green residence.
- ***Spring 1A pump***
- Needs for this 1 ½" pipe connection from collection box 1A to collection box 1, power from pump house to collection box 1A pump.
- ***Upper Tank Heater***
- Prevent freezing in tank and tank compromise by freezing
- ***New Well***
- Where to dig well, power needs, storage needs, distribution to which tank

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- ***SCADA – Supervisory control and data Acquisition upper tank***
- Remote monitoring of tank levels and distribution pressures.
  
- ***Storage***
- We are producing just enough for our limited winter demands.
- A 500,000-gallon tank would be nice during fire times and a minimum at build out (150 homes?)
  
- ***Fire Hydrants –***
- No change.