

The Cedar Highlands Homeowners Association Directors held their monthly Board Meeting on Saturday January 17, 2009 at 6:00 p.m. at the home of Clive and Shelly Newell.

Cedar Highlands Board Members Present: Steve Gray, Manny Mosqueda, Linford Nelson, John Tully and Janet Webb. Beth Gaines was absent.

Others Present: Jacqueline Tully, George Mason, Brian Ellsworth, David Lake, Shelly Newell, and Stephanie Mosqueda.

The minutes were taken by Steve Gray.

1. The meeting was called to order at 6:37 pm. Welcome and Introduction of visitors - President John Tully.
2. Approval of Minutes: Janet Webb had a couple corrections on the minutes from December 2008. Manny motioned to approve the corrected December 2008 minutes. Janet seconded the motion. The vote on the motion was unanimous.
3. Financial Report -
 - a. Richard should have all the information to send out the annual dues notices, and may have sent them out yesterday.
 - b. Two water shut offs - Block 4 Lot 11, and Block 9 Lot 9 - The bank that owns the Block 9 Lot 9 is sending a check for back dues, so the board will hold off on shutting them off. The board is negotiating with the mortgage company for Block 4 Lot 11 to see who should pay the dues. A question was raised for lot 1 block 3's non-payment - the board discussed shutting their water off - the owner is more than 90 days late and has not complied with the notices on their annual dues forms. Janet Webb motioned that the board send a three day notice to shut off their water, Clive 2nd - the vote was anonymous.
 - c. Collections - Shelley reported on the status of getting funds from the collections agency. The board is going to request a cashiers check from the collection agency, as an internet search on the company shows they pass bad checks. Shelley has been told that they will send one on Tuesday, and will follow up then. The board discussed consulting an attorney to find out what we can do if they do not pay. Janet and Shelley and John agreed to meet with an attorney to determine a plan for what we can do to strengthen our ability to collect dues.
 - d. Contact list for mailing dues notices were sent to Richard by Janet - he will send them back to us in spreadsheet form.
 - e. Linford requested the security deposits from Lot 2 block 4, Lot 10 block 4, Lot 7 block 6 - claiming he paid them instead of the property owners.
4. Committee report - Water - George Mason

- a. George introduced Dave Lake as his backup watermaster - 867-8071.
 - b. Rural water conference - Manny motioned that we approve paying for George or Dave to attend. Clive seconded. The board also discussed other members attending sessions at the conference. Manny motioned to send George an extra day (Tuesday March 3) at a cost of \$100 additional. Janet seconded. The votes for both motions were unanimous.
 - c. Well priorities - George presented estimates for various tasks associated with the new well. Kendall Cripps at Rocky Mtn power is our contact person for determining costs associated with running power to the new pump house location. First step - explore pump and electricity options - George and John will consult. Clive will check with the department of forestry to see what kind of demand they would want from a pump for fire suppression.
5. Committee Report - Fire - Clive Newell
 - a. No report
 6. Committee Report - Architectural - Manny Mosqueda
 - a. 71 homes, 2 under construction. Returned \$1000 security deposit on the garage for Block 6 lot 2.
 - b. Garage for Block 2 Lot 34 plans have been approved, and \$1500 deposit received - \$1000 of that will be returned when construction and cleanup is completed.
 7. Committee Report - Roads - Beth Gaines was absent, John Tully reported.
 - a. John presented an invoice for \$6992.00 for the month of December for snow removal related items
 8. Committee Report - CC&R's - Janet Webb
 - a. Deferred until next meeting so the collections format can be reviewed with an attorney to determine course of action for collections.
 - b. Janet reported on her contact with Wells Fargo on their procedure for reviewing CCR change requests.
 9. Other Business
 - a. The board discussed changes to the HOA website, including an Agenda tab and archive tab, and removing financial information - Steve will make these changes ASAP.
 - b. Linford Nelson has still not decided on how he's going to do his proposed subdivision above Cedar Highlands.
 - c. Linford Nelson presented a letter from Block 5 Lot 10 regarding her approval of a road easement through common area near the Beehive central office building - he

has not heard from the other lot owner of Block 7 Lot 1. The board discussed the issues regarding this easement.

- d. Linford's water meter discussion - Clive motioned to refund the money - there was no second. After much discussion, Steve Gray motioned the following:

The HOA issue Linford 8 vouchers for his pre-purchased meters, with an expiration date on the vouchers of 1/1/2013. The vouchers are good for the setting of an individual meter, and the meter set will be done by the HOA's plumber of choice at the time. If, for whatever reason, the cost of the meter set exceeds \$2000, Linford will be responsible for reimbursement to the HOA for any cost overrun of this amount. These vouchers are non-transferable, and cannot be sold, with the only exception being they would go to his heirs in the unlikely event of his death before the voucher expiration date. If Linford does not use all of these vouchers, he can redeem them for \$2000 each prior to their expiration date. The HOA assumes no liability for lost or stolen vouchers - any loss will be borne by Linford.

Manny seconded the motion. Linford and Janet abstained from the vote. The motion was carried.

10. Public Comment Period - no public comments were registered

11. Action Items:

- a. Steve to make web changes
- b. Janet, John, and Shelly meet with attorney RE collections
- c. Jacqueline will meet attorney RE Linford easement
- d. Manny reimburse Linford's deposits
- e. Shelly and John drinking water questionnaire
- f. Janet put water shut off on Lot 1 block 3
- g. Shelly to continue contact with collection agency
- h. Clive will check with fire RE pump size
- i. Shelly to make vouchers for Linford
- j. Shelly to attend afternoon rural water association meeting on funding
- k. Steve to consider attending session on water system operator responsibilities
- l. Shelly to research conflict of interest for Linford's 2/3 votes for easement (see c)

12. Date, time and place of next Board meeting:

A Janet Webb's house on TBD at 6 PM

13. Adjourn:

Janet motioned to adjourn the meeting, Manny seconded the motion. Meeting adjourned at 9:57 pm.