

Cedar Highlands Homeowners Association Board Meeting
2011 High Cedar View Drive, Cedar City, UT July 19, 2008 at 6:00pm

The Cedar Highlands Homeowners Association Directors held their monthly board meeting on July 19, 2008 at 6:00 p.m. at 2011 High Cedar View Drive, Cedar City, UT. The meeting was called to order by President Jacqueline Tully at 6:10 p.m.

Cedar Highlands Board Members Present: Beth Gaines, Bob Havens, Clive Newell, Janet Webb, Jacqueline Tully and Linford Nelson.

Others Present: Bill & Charlotte Bible, Tom Kosakowski, Paul & Diane Leddy, Elaine Monaco, David and Shari Pack.

The minutes were taken by Janet Webb.

- 1. Call meeting to order; Welcome and Introduction of visitors – Jacqueline Tully**
- 2. Approval of Minutes** – Clive Newell made a motion to approve last month's minutes. Beth Gaines seconded the motion. The vote on the motion passed unanimously.
- 3. Annual Meeting discussion:** The annual meeting is Saturday, August 9th, 2008. Food will be served at 11:00 a.m. and the meeting will start at noon. Jacqueline asked that each Board member bring an ice chest full of ice.
- 4. Financial Report – Richard Dickenson** The "Cedar Highlands Expenses Report" was presented to the board. An update was given stating that \$16,286.00 of HOA dues is still owed, including water payment collection. Thus far, \$10,000 has been spent on the road maintenance and there is a remaining balance of \$40,000 for road maintenance budgeted this year. The snow removal budget was \$20,000, of which \$21,000 has already been spent this year. We will need to use some of our remaining road maintenance budget on snow removal for November and December of this year. \$46,000 of the water budget has been spent. The PRV valve replacement budget was \$30,000 of which \$28,000 was used. \$75,000 remains in the water budget. \$40,000 was budgeted for a well which will hopefully be drilled late summer/early fall. The board also agreed that due to problems with a 3rd PRV, it should be replaced this year rather than waiting for 2009. Jacqueline Tully will contact Jeff Hunter for a bid.
- 5. Committee Reports**
 - a. Roads - Linford Nelson**
 1. Jacqueline, Manny and Beth went to a second County Commissioner's meeting this week to follow up on the HOA's requested widening the BLM portion of the road to 22'-24'. Steve Platt, the Iron Co. Engineer, stated that the BLM has some concerns that previously "untouched soil", remain untouched. Presently we only have permission to continue our regular routine maintenance and reclaim portions of the road previously used. Steve Platt also stated that he would get back to us after he spoke further with the BLM concerning the widening project. For now, road work will concentrate on blade and gravel work. Jacqueline Tully asked if anyone was aware of any particular areas of the road that need widening or gravel.
 2. Suggestions were as follows: Elaine Monaco mentioned an area that has no gravel and is pretty sandy. It's on the BLM section of the road. Someone else mentioned the turn in front of the Taylor's house on the main road.

Cedar Highlands Homeowners Association Board Meeting
2011 High Cedar View Drive, Cedar City, UT July 19, 2008 at 6:00pm

3. A motion was made by Clive Newell to approve up to \$15,000 to have the following roadwork started. Reclaim the original width on the 1-mile area between the cattle guards. Apply gravel to areas if need. Blade the main road. Beth Gaines seconded the motion. The motion was approved unanimously.
4. Linford Nelson said he will ask Roger to bring the HOA's salt spreader back to the lumber yard until we find out if Jeff Hunter will be storing equipment up on the mountain.

b. Water - Bob Havens

1. The Water Report was distributed to board members. A copy of this report is included in the minutes as an attachment.
2. We finally got our source protection engineering report from GEM engineering for our new well. It has been sent to the state for approval and we will be able to begin drilling once we have approval. We want to keep our protection zone (200 feet) within our property. Therefore we will be moving the well over about 100 feet from the originally specified site. We hope to start drilling late summer early fall. Jacqueline will follow through with this project even though she will no longer be on the Board.

c. Fire - Clive Newell

1. The Utah Division of Forestry has been working on the main road clearing trees. We have two emergency routes of escape from our subdivision: Right Hand Canyon and Green Lakes Road. They are going to do the SW end of the subdivision next to create a firebreak. This is the area by Beehive's tower. Jacqueline Tully suggested that if you see them working, stop and let them know what a great job they are doing. She brought them cold sodas.

d. Architectural – Manny Mosqueda

1. Manny Mosqueda was absent.

e. CC&R – Ann Bersi

Jacqueline Tully said next year the plan is to discuss a page or section of the CC & R's at each board meeting. Hopefully they will be ready to have the changes voted on at the Annual meeting of 2009. We should separate the items into a list of non-relevant issues (out-dated) and a list where some may be of issue. A 2/3 approval of members is required to make the changes.

6. **Public Comment Period:** The Pecks said they love it up here and they are very happy with the condition of the roads lately. They commented on how much better the roads are now than in times past.

7. Other Business:

a. Request for water.

Tracey Wooton wants to buy water from Cedar Highlands. He is building in Englestead Estates. He would like to buy 3,000 gallons per season. Beth made a motion that we do not give or sell water to outside sources. Linford seconded the motion. The motion was approved unanimously.

Cedar Highlands Homeowners Association Board Meeting
2011 High Cedar View Drive, Cedar City, UT July 19, 2008 at 6:00pm

- b. The board also discussed water meters on properties that do not have a home on them. It was decided unanimously that any property with a meter on it regardless of what else is on the property will pay full water usage dues in the 2009 billing.

- c. **Quit claim deed**

A previous request by Linford to have an easement through the subdivision's lower common area was approved in the minutes last year in April 2007 provided it was completed in 1 year. The 1-year time frame has elapsed and it was not done. Linford has brought it back to the table. Board members do not mind approving an ingress and egress right of way easement to Linford Nelson and heirs to access their land behind our subdivision and for the lot owner Sheri Powell to provide a more convenient access to her lot and for better access for emergency vehicles. However, several Board members expressed concern that Linford Nelson will eventually build another sub-division on his land, then ingress and egress through Cedar Highlands Subdivision roads without help to the cost of maintaining them. Janet made a motion to take this issue back to the attorney to change the verbiage from a quit-claim "sale" to a specific "right of way easement." Linford asked if we could take the issue to the Title Company versus the attorney in order to save money. Jacqueline Tully, Linford Nelson and Manny Mosqueda will research this further. The road would be approx 24-30 feet wide and must meet the required width for emergency vehicle ingress and egress.

- d. A complaint was received about the exterior lights on the Bible's residence being too bright. They have replaced the bulbs with a lower wattage. Jacqueline thanked them for responding.

- e. James Yost was discussed. He is one of our delinquent lot owners and contacted Jacqueline Tully recently to discuss possible payment. He is past due by over 5 years and complained that he was not receiving bills. Richard Dickenson has a long list of correspondence with him that demonstrates clearly that he knew he was past due and where to reach us but chose not to pay. He also stated that he did not feel that he should have to pay the interest. The board decided to unanimously that he would be sent to collections for the full amount owed including interest.

He also complained of a tractor blocking his driveway in June of 2005 and blamed this on the board. Linford stated that the tractor was his for construction on a house across the street and he has rectified the situation with Mr Yost. This was always a personal issue between Linford's construction company and Mr. Yost and never a board issue.

8. Time and place of next meeting

The next meeting is the Annual Meeting

Saturday August 9, 2008.

Upper Common Area. Food @ 11:00

Meeting at noon

Cedar Highlands Subdivision, Cedar City, Utah

- 9. **Adjourn:** Clive Newell motioned to adjourn the meeting, Beth Gaines seconded the motion. The vote on the motion passed unanimously. Meeting adjourned at 8:15 pm.

Cedar Highlands Water Report July 13, 2008

Current Status of the Water System

- As of June 12, 2008, the water level in the upper tank is maintaining 28 ft. The lower tank level is 24+ feet.
- The water is clear in both tanks. Chlorine demand is stabilizing. Four ½ pound CaOCl tablets per week per tank plus additional shock have to be added to the upper tank to maintain disinfection break point levels.
- The lower tank is being fed with a new Hayward CL200 Chlorine Feeder. The chlorine feeder application is still in the R&D stage. Testing has shown adequate residuals throughout the lower system.
 - Chlorine is added at the tanks, spring #5 and the chlorine feeder in the pump house.
 - Upper tank is being supplied by Spring 5 (>5 gpm).
 - Lower tank is being supplied by Springs 1 and 1A (9.2 gpm). Decreasing flows; 50% in 5 days.
 - Spring #1A water was put online with a pump and 80 feet of 1 ½ inch pvc pipe this week.
 - Some water was transferred from the upper to the lower tank this month.
- Water output from the springs 7, 8 and 9 is no longer spilling from the collection box. This supply has dropped way, way off. **WE ARE AT CULINARY LEVELS, PLEASE STOP WATERING TREES**
- The fire hydrant Pressure Relief continues to do its job, and so has the old PRV by the Beehive exchange. The June repair on the 1 ½ inch bypass is good.



(a) Government Water Tests

- Bac-Ti water tests were completed in June 2008 passed. The July tests will be taken later this month.
- Two bac-ti tests will be taken, one at the Porter residence and one at the Leddy residence.
- No results from the nitrate tests taken at Springs 1 and 5.
- No results from the 5 Pb/Cu tests taken in June.
- No results from the Radium 228 tests for June and July 2008.
- The 4 bac-ti tests taken after the PRV vault redevelopment have been sent to the State Engineer to get our operating permit.



(b) Work Projects in order of importance

- **System Distribution Pressure**
 - Pressures in the lower system are still at a safe level.
- **Spring 1A pump**
 - Done, I used our old emergency pump.
- **Water Meters**
 - One totalizer (meter) is installed in the pump house to monitor spring 1/1A flow.
 - A chlorine feeder was installed in the pump house. The \$75, CL100 unit was not available, so I purchased the more expensive \$85, CL200.
 - The smaller meters allow us to read flows below 1 gpm with 1/10 gpm accuracy.
 - One water meter and one inline chlorinator may be installed to monitor spring 5 flows.
- **Weeds**
 - Paul Kline or ?? needs to be called to cut weeds at springs 1 and 5.

Cedar Highlands Homeowners Association Board Meeting
2011 High Cedar View Drive, Cedar City, UT July 19, 2008 at 6:00pm

- **SCADA – Supervisory Control and Data Acquisition upper tank**
 - Only if we are taken over by the ICWCD.

(c) Other

- **Good News:** We had heavy rain on Friday, July 11 and the springs showed no flow increase or signs of turbidity.
- **The bad news:** Bob Havens will be heading up to Oregon, the first half of August, to explore exotic locations. A volunteer will have to add chlorine to the upper and lower tanks, or feeder, and monitor the system chlorine residuals.
- **More Good News:** If chlorine is added at the chlorine feeder, the lower tank will not have to be climbed.
- **More Bad News:** The chlorine feeder requires more attention than adding chlorine from the top of the lower tank into the PVC basket.
- **Good news:** Great view from the top of the tank and you can check clarity.

Attached below is Richards Financial Report



20080718
Financial Report.p