

Cedar Highlands Homeowners Association Board Meeting
1979 S. High Juniper Drive Cedar City, UT June 16, 2007 6:30pm

The Cedar Highlands Homeowners Association Directors held their monthly board meeting on June 16, 2007 at 6:30 pm at 1979 S. High Juniper Drive Cedar Highlands, Cedar City, UT. The meeting was called to order by Jacqueline Tully at 6:30pm

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

Others Present: Martin Haeberle, Judy Haeberle, Kyle and Sue-Dawn Sheetz, Andrew Newell
The minutes were taken by Shelly Newell.

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

B. Approval of Minutes: Bob Havens made a motion to approve the May 2007 minutes with two amendments. Clive Newell seconded the motion. The vote on the motion was unanimous. The items that were changed in the minutes are as follows:

1. The well permit is complete and includes the drilling permit.
2. The Spring 1 rebuild has been delayed due to other priorities.

C. Committee Reports

1. **Financial Reports** –Richard Dickinson was not present to give a report.
2. **CC & R's** – Dave Rowles was not present to give a report.

3. **Road Committee – Linford Nelson / Gary Rosenfield**

- a. Linford Nelson stated that Roger Murie has started working with the mine tailings. He should have them mixed and ready to start improving the roads next week.
- b. Roger Murie is estimating that he will need a couple of loads of water per day. Bob Havens stated that we can pull the water out of the upper system. If needed, Linford Nelson also offered to donate water.
- c. Martin Haeberle and Michael Berndt will assist Roger in prioritizing areas to be improved, once he begins. They will review the subdivision and BLM roads.
- d. Discussion was held regarding the quote received from Bulloch Brothers to survey and engineer the main road from town to Right Hand Canyon Road. The Board asked that Gary Rosenfield discuss the quote again with Bulloch Brothers. Concerns regarding utilities were discussed. A copy of the quote is included with the minutes as an attachment.
- e. According to Steve Platt, county specifications for the zoning of our subdivision require pavement rather than gravel.
- f. Kyle Sheetz mentioned a product called Soil-tack which could help with dust abatement. He also mentioned that this may be an option that could save the community money. Website address is soiltac.com. Linford Nelson is going to ask Roger Murie what his feelings are about this product. Kyle Sheetz will do more research on the product.
- g. The board will prepare a letter and ballot to be mailed prior to the August meeting. The board agreed that the item that will be presented to the homeowners is getting the main road within the subdivision to county specs and to let the county deal with the

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- h. BLM portion. Linford stated that by bringing this section of road to county specs it will show “good intentions” to the county.

4. Fire Committee – Clive Newell

- a. The Division of Forestry will continue chipping as soon as they can
- b. The cows in the upper meadow also assist with fire mitigation.

5. Architectural Committee – Manny Mosqueda was not present to give a report.

6. Water – Bob Havens.

- a. The “State of the Cedar Highlands Water System June 3, 2007” document was handed out for discussion. A copy of this document is included in the minutes as an attachment.
- b. Bob stated that we need to get 5 PRV (pressure reducing valves) done immediately. He estimated the cost per PRV as approximately \$5000.00.
- c. The board asked Bob to prioritize the water items: He feels that the PRV’s are number one, the well is second and the water storage container is third.
- d. Martin Haeberle believes that the well permit states that we have 18 months to drill the well.
- e. Clive asked what the status is of the state taking over the water. There is no definite answer to that question.
- f. Bob stated that he will continue doing his job as water master for two more years.
- g. The board agreed that at the annual meeting they will notify the homeowners of a possible assessment in the future for water storage. Grant money or a long term loan will be sought for this purpose as well. Martin Haeberle volunteered to look into possible grants.
- h. Bob Havens motioned to spend up to \$30,000.00 to fix PRVs correctly, based on the drawings included in these minutes as an attachment. Clive Newell seconded the motion. The vote on the motion was unanimous.
- i. Bob volunteer to supervise the laborers who will dig. Linford stated he would supply the laborers.
- k. Martin Haeberle suggested that the board prepare a 5 year plan to hand out at the annual meeting itemizing items such as water storage, road improvements etc that may require special assessment in the future
- l. Bob is going to attend water conservancy district meetings.
- m. L&R drilling is an option for the well drilling.

D. Other Business

- 1. Beehive Telephone has not submitted any additional information. The item will need to be addressed again at the annual meeting.
- 2. The Reserve Study is still ongoing.

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3. Ann Bersi is disputing the one time charge of \$100.00 for Roger Murie to plow her driveway. After careful consideration, the board agreed that this charge will not be adjusted.
4. Linford Nelson will continue to coordinate the driveway snowplowing and get the release paperwork from each participant.
5. Bob asked that Tom K. take his water for copper testing himself.
6. Judy Haeberle complimented the board for all of their efforts and accomplishments.

E. New Action Items

1. Bob Havens will give the information on well diggers to Sue Dawn and Kyle Sheetz who will investigate who our best option is.
2. Bob is going to investigate how many meters on the main road will need to be moved beyond 28 feet.
3. Bob Havens is going to take the Haeberle's and Tom K. on a "field trip" to discuss water turn off valves and show them important information about the water system.
4. Road committee/Water Committees will get together to discuss all critical items to prepare for annual meeting.
5. Kyle Sheetz will get additional information on soil-tac.
6. Linford Nelson and Gary Rosenfield will meet with Bulloch Brothers to discuss their bid.
7. Bob Havens – attending conservancy meeting.
8. Martin Haeberle – looking into grants.
9. Jacque - letter for annual meeting, including information on the possible SID for the main road in the subdivision.
10. Committees prepare one page outline with bullets for the annual meeting.
11. Linford will talk to Ann.
12. July Haeberle will coordinate the food for the annual meeting.
13. Web master will be responsible for making sure the website is current.
14. Haeberle's are going to talk to Manny about a Greenhouse on their property.

F. Action Items review

1. Type Bylaws - Denise Rosenfield
Gather information on grants that may be available to support and assist HOA with water issues. – Martin Haeberle
2. Service and recalibrate pressure reducing valves. - Bob Havens & Tom Kosakowski
3. Contact legal counsel concerning Linford Nelson property lien, waiting for response – Jacque Tully
4. Move ATV signs – Linford
5. Determine snow plowing fees and arrangements for next winter – Road committee

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G. Time and place of next meeting

The next meeting will be held on July 14, 2007 at 6:00pm at the Newell Residence at 2323 S. High Aspen Drive.

I. Adjourn: The meeting adjourned at 9:15p

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State of the Cedar Highlands Water System June 3, 2007

Our water system consists of three basic parts;

1. The source
2. Storage and treatment
3. Distribution

I am happy to report that springs 1 and 2 are meeting our present non holiday demands.

- 1> **The Source(s):** Spring #5 has dropped back to its summer flow rate between 3 – 5 gpm. This is not enough water to keep up with the summer peak demands on the upper system. We are now pumping 2 ½ hours each night from the lower to the upper tank. Clive, See if we can get John S. to chop trees and weeds within the collection area (zone 1).

Spring 1A is providing adequate water to meet the demands of the lower system and additional demands of the upper system. The supplies get stressed on holidays.

Springs 7 – 9 only provide 2.14 gpm and are not being used at this time. The State ran a microscopic particulate test on this source. I have not heard back on the results.

Nitrate tests are being run on springs 1A and 5.

- 2> **Storage and treatment:** Spring 1A was flushed today and chlorine was added to the lower tank. Chlorine was added to the upper tank earlier this week. The lower tank is full (160,000 gallons) and the upper tank is above 22 feet (120,000 gallons). The new fire code requires 180,000 gallons per system, up from 120,000 gallons. More storage has to be a Cedar Highland's priority. It is with Ryan Riddle.

An old co-worker, Tom Payne reminded me that underground storage has its own problems. It has to be set on gravel with sump pumps to prevent it floating out of the ground. AquaStore Tanks make fiberglass tank system that may be our best bet. Their rep was at the water conference in Saint George this year. EAI West, www.eaiwest.com.

A 500,000 gallon tank would allow us to store water in the winter for the summer months and allow us to meet the new fire storage requirement. Our development is less than 50% built out and we already use more water than I am comfortable with on holidays.

- 3> **Distribution:** Simply put, it is a mess. We have 5 pressure-reducing vaults with 2 pressure reducing valves each, a low flow bypass and the main PRV. The one structure, which has the "typical" isolation valves incorporated with the PRV is missing its low flow bypass. If a standard drawing of pressure regulating valve rectangular vault were compared to a 3-bedroom condo over looking the ocean, our vaults compare to an outhouse in the middle of the Nevada desert.

A pressure regulating valve or reducing valve is supposed to be a minimum of 12 inches above a concrete floor, not buried in dirt. There should be isolation valves to the pilot valves for quarterly servicing (¼ year not ¼ century). The structure should have a sump pump and a vent pipe. The PRV should be torn down for servicing a minimum of every 2 years. Our PRV's have never been serviced. They were installed and covered with dirt. To the best of my knowledge none of them work. We have water pressures exceeding 200 PSI on the lower part of the system.

We need to hire someone to *carefully* dig out the dirt around these valves so that Terry Smith and I can attempt to service them. The valves are Singer Brand and the parts will be purchased in Salt Lake City.

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Once the valves are repaired or replaced the gate valve on the lower tank can be opened for proper fire response. Distribution lines will be less likely to burst and fire hydrants will not break.

I brought in two experts to help me with the PRV project. Tom Payne retired from the Metropolitan Water District of Southern California drove up from Las Vegas, May 24 – 25, to help calibrate (not possible) and advise. Terry Smith (435-691-0691) formerly from Cedar City and Rural Water, came up June 2. We were able to dig out enough dirt to determine the brand and size of the PRV's, however Tom and Terry were reluctant to touch the valve adjustments. Terry Smith is no longer with Rural Water, but his expertise is still available for a price. He managed Cedar City's water and we can use him.

The Well: A six inch hole will deliver all the water we can use and will save us \$15,000 over an 8 inch hole. We need the money desperately for distribution repair and future storage as well as the pipes and pumps for the well.

I will be out of town until June 20 ish. Steve Gray will maintain tank levels and run chlorine tests.

Bob Havens

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June 13, 2007

Cedar Highlands Homeowners Association
c/o Gary Rosenfield
(435) 590-2225
garyr@powernet.net

RE: Engineering proposal for design of road improvements to meet county standards from base of the mountain to the county road (Kolob Road).

Dear Gary:

Per your recent request Bulloch Brothers Engineering, Inc. (BBE) is pleased to present you with the following proposal to provide Civil Engineering and Land Surveying Services for 4.0 miles of road improvements from the base of the mountain to the county road (Kolob Road) in order to meet county standards.

As we currently understand the project, the following services and related costs will be required:

1. Aerial Mapping Ground Control	\$ 5,500.00
2. Aerial Mapping	\$16,000.00
3. Design Roadway & Prepare Construction Plans & Specs	\$62,000.00
4. Construction Staking	
a) Slope Stakes at 50' & 100' Internals (one time only)	\$19,800.00
b) Stake Red Heads for Subgrade (one time only)	\$16,500.00
c) Stake Red Heads for Gravel (one time only)	\$16,500.00
5. Construction Management	\$ 8,500.00
6. Copies	<u>\$ 2,500.00</u>
TOTAL ESTIMATED COST	\$147,300.00

Please note that the above costs do not include any Environmental Studies or Geotech services.

Please note additional staking will be billed at Time & Materials rate.

Please note that the owner will be responsible for all County and State filing and review fees, all recording costs, shipping (mailing), and blueprints that are requested by utility companies, sets for County and the title company.

We appreciate the opportunity to provide you with this proposal and we look forward to working with you on this project.

Sincerely,

R. Heath Oveson, P.E.
Bulloch Brothers Engineering, Inc.

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June 13, 2007

Cedar Highlands Homeowners Association
c/o Gary Rosenfield
(435) 590-2225
garyr@powernet.net

RE: Rough construction costs for the design of road improvements to meet county standards from base of the mountain to the county road (Kolob Road).

Dear Gary:

Per your recent request Bulloch Brothers Engineering, Inc. (BBE) is pleased to present you with the following rough construction costs for road improvements from the base of the mountain to the county road (Kolob Road) in order to meet county standards.

As we currently understand the project, the following approximate construction costs will be required:

1- Earthwork

$$2 \text{ CY/Foot} \times 21000' = 42,000 \text{ CY} @ \$6.00/\text{CY} = \$252,000.00$$

2- Gravel

$$\frac{8'' \times 32'}{27} = 0.794 \text{ CY/Foot}$$

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$$21,000 \times 0.794 = 16,674 \text{ CY} @ \$10/\text{CY} = \$166,740.00$$

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3- Paving
28' wide x 3" thick

28 x 21,000 @ \$1.00/S.F. =

\$588,000.00

TOTAL ROUGH ESTIMATED CONSTRUCTION COST \$1,006,740.00

We appreciate the opportunity to provide you with this construction cost estimate and to work with you on this project. If you have any further questions or need additional information please contact me.

Sincerely,

R. Heath Oveson, P.E.
Bulloch Brothers Eng., Inc.