

The Cedar Highlands Homeowners Association Directors held their monthly Board Meeting on Saturday June 21, 2008 at 6:00 p.m. at 838 E. Cedar Highlands Drive, Cedar City, UT. The meeting was called to order by Jacqueline Tully at 6:05 p.m.

**Cedar Highlands Board Members Present:** Manny Mosqueda, Martin Haeberle, Clive Newell Beth Gaines, Bob Havens and Jacqueline Tully.

**Others Present:** Elaine Monaco, John Slitz, Charlotte & Bill Bible, Tom Kosakowski, Judith Haeberle, Stephanie Mosqueda, Paul and Diane Leddy, Ann Bersi, John Tully and Stan Gaines.

The minutes were taken by Janet Webb.

- 1. Call meeting to order. Welcome and Introduction of visitors – Jacqueline Tully.**
- 2. Approval of Minutes:** Martin motioned to approve the May 16, 2008 minutes. Beth seconded the motion. The vote on the motion was unanimous.
- 3. Financial Report –** The “Cedar Highlands Expenses and Deposits May 2008” was presented to the board. A copy of this is included as an attachment to the minutes.

Four owner’s whose dues were delinquent, paid after the recent billing stating that the dues owed will go to collection after July 1. There is approximately \$6,000 in delinquencies for 2008, not including dues owed by these owners for previous years. Manny Mosqueda motioned to approve the Financial report and Martin Haeberle seconded the motion. The vote on the motion was unanimous.

**4. Discussion of Annual Meeting –**

a. The Board reviewed the proposed newsletter and ballot that will be mailed to association members for the annual picnic meeting. A few small changes were made. Jacqueline Tully asked for suggestions on how to make it more clear which Board positions were up for re-election. It was unanimous to leave the verbiage as is.

b. Hot dogs and hamburgers will be barbecued at the annual meeting. Tom and Stan will cook. Elaine and Paul will provide barbecues. Linford is making the arrangements for a toilet. Jacqueline and Elaine will coordinate the other food. Shelly and Paul will provide tables. Jacqueline would like as many people as possible to show up at 9:30-10:00 to set up the shade canopies.

c. Committee Outlines for Annual meeting and newsletter –

- 1.) Manny Mosqueda read the Architectural Committee outline he has prepared for the annual meeting and newsletter. A few changes and additions were made. A copy of this will be mailed to all association members.
- 2.) Clive Newell read the Fire Committee outline he has prepared for the annual meeting and newsletter. A copy of this will be mailed to all association members.
- 3.) Bob Havens read the Water Committee outline he has prepared for the annual meeting and newsletter. A few changes were requested. A copy of this will be mailed to all association members.
- 4.) Beth Gaines read the Roads Committee letter she has prepared for the annual meeting and newsletter. A few changes were requested. A copy of this will be mailed to all association members.

**5. Committee Reports**

**a. Fire** – Clive Newell

Clive discussed his committee outline.

**b. Architectural** – Manny Mosqueda

1. There are now 70 homes in the subdivision, which includes four under construction. There have been 3 new construction approvals since our last annual meeting in August of 2007. One has been completed as of June, 2008.

**c. Water**—Bob Havens

1. Bob Havens presented his monthly Water Report . A copy of this report is included in the minutes as an attachment.
2. Roger Smith installed the water meter for Ekker's property and did a repair in the Bersi pipes which were plumbed incorrectly and kept freezing in the winter.
3. Jacqueline Tully and Manny Mosqueda met with the Joel Myers of GEM Engineering, Inc., regarding the zone protection area for a new well. The engineering report should be done in a week and then will go to the state for approval prior to drilling. We hope to still drill this summer.

**d. Roads** - Beth Gaines

1. The green gate has not been removed. Per Jacqueline Tully, Linford said it would be taken care of by Linford on June 22, 2008.
2. Jacqueline Tully received three bids for the Scope of Work document Beth Gaines prepared. Copies of these bids are included in the minutes as an attachment. Martin Haerberle made a motion to accept the bid for Mountain Valley Excavating. Beth Gaines seconded the motion. The vote on the motion was unanimous.

**e. CC&R's** - Ann Bersi

1. Ann Bersi said she has submitted all change requests to the Board so it is out of her hands at this point. A two-thirds vote by the homeowners is required for any changes. A suggestion was made to put it on the Annual election ballot. Charlotte Bible suggested we have a separate meeting date so that any who want to make suggestions or changes have an opportunity to do so. The changed CC&Rs will be put on the HOA web site for all to review.

**6. Other Business**

- a. Jacqueline Tully will send a letter to Beehive Telecommunications regarding right of way easements and their telephone towers.
- b. We are on the County Commissioner's meeting agenda for Monday, June 23, 2008 at 11:30 to request permission for current and future road widening projects.
- c. Martin Haerberle is resigning from the Board. Martin motioned that Janet Webb be appointed to his position on the board, to serve out the year remaining. Manny Mosqueda seconded the motion. The vote on the motion was unanimous.

**7. Public Comment Period**

Janet Webb asked if rules given to the builders stating that equipment on tracks must be trailered to and from job sites. Track equipment is damaging our roads. It was suggested that we pay closer attention to who is doing this and keep more of their refundable deposit.

**8. Date, time and place of next Board meeting:**

**Saturday July 19, 2008 at 6pm**

The Home of Jacqueline & John Tully

2011 High Cedar View Dr., Cedar City, Utah

Block 2 Lot 24, Cedar Highlands Subdivision

**9. Adjourn:**

Clive Newell motioned to adjourn the meeting, Manny Mosqueda seconded the motion.

Meeting adjourned at 8:03 pm

**Cedar Highlands Expenses & Deposits May 2008****Water Account Expenses:**

Peterson Plumbing	\$ 39.77
Rocky Mountain Power	\$ 87.07
Bob Havens Water Master (Feb. 15 to March 15)	\$ 2,050.00
SUU Water Testing	\$ 30.00
Cedar Highlands HOA (PRV payment written from HOA account)	\$ 25,799.49
Rocky Mountain Power	\$ 51.88
<b>TOTAL</b>	<b><u>-\$ 28,058.21</u></b>

**Deposits to Water Account:**

Transfer from HOA account - water system and usage from dues	<b><u>+\$ 62,250.00</u></b>
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**HOA Account:**

Mountain Valley Excavation (PRVs)	\$ 25,799.00
Mountain Valley Excavation (to blade main road)	\$ 4,000.00
Work Day supplies (\$102.82 + \$10.90)	\$ 113.72
Durham, Jones & Pinegar (lawyers)	\$ 87.50
Stamps & supplies	\$ 22.69
Jim and Lee Shasky construction deposit refund	\$ 3,000.00
Board meeting food	\$ 36.50
Cedar Highlands Water account	\$ 62,250.00
Eldon Schmutz (water witching)	\$ 200.00
Utah tax commission	\$ 115.00
<b>TOTAL</b>	<b><u>-\$ 95,624.41</u></b>

**Deposits to HOA Account:**

HOA Dues Deposits May 2008	\$ 3,876.00
Snow plowing payments to 6/21/08	\$ 1,680.00
Deposit from Water to HOA account (for PRV)	\$ 25,799.49
8 owners have not paid 2008 dues (not including previous years)	<b>\$ 6,564.00</b>

## **Cedar Highlands Water Report June 16, 2008**

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

- As of June 15, 2008, the water level in the upper tank is maintaining 30 ft. The lower tank level is 28.5+ feet. A non-overflow level is being maintained. Tank overflow wastes chlorine.
- The water is clear in both tanks. Chlorine demand is increasing. Four ½ pound CaOCl tablets per week per tank plus additional shock have to be added to both tanks to maintain disinfection break point levels.
  - Chlorine is added at the tanks.
  - Upper tank is being supplied by Spring 5 (>5 gpm).
  - Lower tank is being supplied by Spring 1 (<10 gpm). Decreasing flows.
  - Spring #1A water may need to be put online starting July 2008.
  - Some water was transferred from the upper to the lower tank.
- Water output from the spring 7, 8 and 9 collection box is not presently approved. To do so would require fresh nitrate and bac-ti tests.
- The fire hydrant Pressure Relief continues to do its job, preventing over pressure of the LS #2 zone. The water from this hydrant is used as a chlorine residual sample point.

### **Government Water Tests**

- No Bac-Ti water tests were completed in June 2008. We are still dealing with the increased chlorine demand before final testing.
- Two bac-ti tests will be taken, one at the Havens residence and one at the Tully residence.
- The free chlorine residuals at both homes have been 0.1 to 0.2 mg/L of free available chlorine, 0.5 mg/L would be a much safer residual.
- Two nitrate tests at Springs 1 and 5 were taken.
- Seven Pb/Cu tests were taken, 5 sent to the lab. Kosakowski was 2300 ppb (µg/L), 1000 ppb over action level. When their filter is replaced, I will re-test.

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

- ***System Distribution Pressure***
  - Pressures in the lower system are still at a safe level.
- ***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. The pump is \$125.
- ***Two Water Meters***
  - I have 3-meter set-ups. One will be used in the pump house to monitor spring 1 flow.
  - I would like to install an inline chlorinator in the pump house at the same time. The chlorinators are less than \$75 each plus installation time.
  - One water meter was installed at the Ekker house. Down time for the upper system was about one hour.

Cedar Highlands Homeowners Association Board Meeting  
838 E. Cedar Highlands Drive, Cedar City, UT June 21, 2008

- One water meter and one inline chlorinator may be installed to monitor spring 5 flow.
- ***New Well***
  - Martin is leaving the end of this month and will give the final well update.
- ***SCADA – Supervisory Control and Data Acquisition upper tank***
  - Only if we are taken over by the ICWCD.

**Other**

- ***Need a new water master and a backup:*** Utah statute requires that our system have a licensed water master or a licensed backup within one hour of the system at all times.
  - Failure to comply with the rules can result in up to a \$1000 per day fine.
  - R309-405-4 & R309-300-5 <http://www.drinkingwater.utah.gov/rules.htm>
- ***The Good News:*** The rules are only enforced when something bad happens.
- ***The bad news:*** Bob Havens is more than 1 hour away from Cedar Highlands 65% of the time and Terry Smith is no longer our backup. Bob will be in South America the end of this year.
- ***More Good News:*** A treatment license is not required for our system because we only add chlorine. All that is required is a DS (Small System Distribution License)
- ***More Bad News:*** A person with a small systems distribution license is not required to know how calculate chlorine residuals, contact times or do the chlorine tests.