

Cedar Highlands Homeowners Association Board Meeting
1147 Cedar Highlands Drive, Cedar City, UT October 26, 2007 6:00pm

The Cedar Highlands Homeowners Association Directors held their monthly board meeting on October 26 2007 at 6:00 p.m. at 1147 Cedar Highlands Drive, Cedar City, UT. The meeting was called to order by President Jacqueline Tully at 6:00pm

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

Others Present: Judy Haeberle, Stephanie Mosqueda and Janet Webb

The minutes were taken by Shelly Newell.

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

B. Approval of Minutes: Martin Haeberle motioned to approve the September 2007 minutes. Clive Newell seconded the motion. The vote on the motion was unanimous.

C. Financial Report – Bob Havens motioned to approve the September 2007 Check Register. Martin Haeberle seconded the motion. The vote on the motion was unanimous.

Richard Dickinson was not available to attend this meeting, so the board agreed to discuss the 2008 Budget at the next meeting when he will be in attendance.

Clive Newell stated that he feels we will need to increase the HOA dues by the 15% to cover the increasing amount of money it takes to run our community. He agreed to discuss this more next month when Richard Dickinson can attend the meeting.

D. Beehive – Beehive is currently threatening to sue the association for eminent domain in order to build the aforementioned telecommunications tower on our land. Our legal counsel recommended that we respond.

Martin Haeberle motioned to send a letter of clarification as to our willingness to negotiate, as suggested by legal counsel, to all parties involved at Beehive and c.c. our attorney. Manny Mosqueda seconded the motion. The vote on the motion was unanimous.

F. Committee Reports

1. Fire

- a. Chipping will continue as homeowner's clear brush on their lots.
- b. Clive Newell has spoke to John Schmidt with the Utah Division of Forestry regarding speaking to BLM about creating a 40 foot fire break below the sub-division on the BLM portion of the road..
- c. Homeowners are encouraged to turn in all documented hours and purchases related to brush clearing for fire safety. The Fire Committee will meet in the Spring to strategize for the next fire season.

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. Bob relayed information on the current status of the system. Both the upper and lower tanks are full.
- b. With regard to our most recent evaluation and demerit points, most of the items have been taken care of.

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- c. None of the PRVs have been rebuilt yet. Bob said currently the PRV located near the Beasley residence seems to be in working order, and he is now working on the PRV located near the Haeberle's
 - d. Spring 1 and 1A would benefit greatly by putting in a "catch basin" approximately 50 feet back to allow the association to keep these springs functional and compliant.
 - e. Bob Havens is going to get pricing on a "Watt" PRV.
 - f. It is a goal to have concrete vault buildings around the PRV's. Dimensions would be approximately 5 feet wide, 10 feet long and 5 feet deep. Several companies already have these pre-built, which may be an option. The water committee will get bids and report back to the Board.
 - g. Linford Nelson stated that Eldon Schmutz will water witch for us in the near future concerning well location.
 - h. Tuesday 10/30/07, Sunrise Engineers are meeting with Bob Havens to evaluate our current system to provide us with a profile for our pressure relief system.
 - i. The board discussed the fact that we will need to start looking for a replacement for Bob Havens. Tom Kosakowski and Martin Haeberle will start taking classes. Stephanie Mosqueda will forward class schedules accordingly.
3. **Roads**—Linford Nelson
- a. Linford said that he spoke with Roger Murie who suggested that we put gravel from the side of the road back to the middle of the road. This would cost \$1,600.00 the board agreed to address this next month once the budget has been discussed.
 - b. Paul Fife has moved in and would like a culvert. A culvert may not be the best option for this driveway. Linford will discuss with Mr. Fife and Roger Murie.
 - c. Steve Green is also requesting a culvert. Jeremiah Johnson is the contractor. The cost for this is the responsibility of the owner and would need to be completed before water is provided.
 - d. Stephanie Mosqueda reported a drop off just over the bottom cattle guard, requiring fill.
 - e. Roger has purchased the salt for the winter. Linford will get the price and notify the board. Linford also volunteered to have the salt stored at his store.
 - f. Four snow plow liability waivers have been received to date.
4. **CC&R**—Ann Bersi, chair; Teri Saa
- a. No one was in attendance from this committee.
5. **Architectural**—Manny Mosqueda
- a. The security deposit was returned to Mike Berndt (Block 4 Lot 1) for his garage construction.
 - b. Complaints from the Baumanns regarding the Taylor dumpster and blowing debris, have now been resolved, as the dumpster was removed today.
 - c. Linford Nelson motioned to allow dumpsters any time of year but they need to be emptied when they are full, and debris contained. Martin Haeberle seconded the

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motion with an amendment that the dumpster has to be on the homeowners' property, not the road right-of-way. The vote on the motion passed unanimously.

- d. Realtors not in compliance with the signage regulations as outlined in the CCR's will be sent a letter from the association, and given 30 days to comply.

G. Other Business

1. Janet Webb stated that she will provide additional information on Neighborhood Watch at the next meeting.

H. Time and place of next meeting

1. The next meeting date has been changed and is as follows:
 - a. Saturday December 15, 2007, 6 p.m. (combining November and December)
The home of John and Jacque Tully
2011 S. High Cedar View Drive
Cedar Highlands Subdivision
 - b. Stephanie Mosqueda volunteered to notify Steve Gray so he can change this on our website and notify owners who have signed up for his email list.

Adjourn:

Clive Newell motioned to adjourn the meeting, Manny Mosqueda seconded the motion. Meeting adjourned at 8pm.

Article I. Cedar Highlands Water Report October 26 2007

(a) Current Status on Water System

1. Water levels are 30 ft in both the upper and lower tank. The water is very clear in both tanks. Chlorine demand is met with 3 tablets per week per tank.

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2. Upper tank is being supplied by Spring 5 (<5 gpm).
 3. Lower tank Spring 1 (5.8 gpm) due to my emergency repairs to Spring 1 the state gave us permission to use this spring. (after two negative tests for Coliform)
 4. Unapproved Spring #1A water is diverted to Crawford's pond.
- Many system shut off valves have been located and marked.
 - The rest of the valves need to be located for system isolation operations.
 - Water output of springs 7,8 and 9 was 2.5 gpm on October 25, 2007.

(b) Government Water Tests

1. Bac-Ti water tests completed in October were compliant with state regulation
2. **Volatile Organics**, two tests will be completed next week – this test is performed every three years
3. I will petition the state for a waiver if our tests come back negative

Results of the Sanitary Survey completed by the State of Utah on August 18th

- *We received 91 demerit points of out 150*
 - *These are the points before any of the corrections.*
- *The Spring 1 diversion has been enhanced since the survey.*
 - *I want to discuss a new plan for the diversion that we can run by the State.*
- *Due to the location of Spring 1A to the tank the state is requiring a pump be installed to use the water*
 - *To be completed next spring.*
- *Reinstate the Chlorinator*
- *Completed required projects :Collection Box Lids, Air release valve, and trees/bushes over Spring #5*

(c) System Problems and Resolutions

4. Lower pressures on the lower water system
 5. Still have not been able to lower the lowest 1/3 of the distribution system.
 6. *Two vaults have had all debris removed.*
 7. *A low flow bypass PRV and line for the High Cedar vault was purchased and assembled.*
 8. *I am ordering two 4 inch (fire flow) rebuilds and two 1 1/2 inch (low flow) rebuilds with new pilots.*
- We need to install a new door on the pump house.
 - Completion will be before winter.

(d) Work Projects in order of importance

- **Four Water Meters**
 - Waiting on Contractor, Plumber and Blue Stakes.
 - I have 3 of the 4 meter set-ups.
- **Spring 1 Diversion**
 - Discuss new option at this meeting.
- **System Distribution Pressure**
 - Upgrade system to establish correct pressures system wide

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- Meeting with Sunrise Engineering Tuesday October 30, 2007.
- Need to shut off water to rebuild and install new meters.
- Low flow bypass PRV line is assembled and needs to be installed in the tiny vault by Steve Green's.
- ***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
- ***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?)
 - 150 homes X 350 gpd per home = 52,500 gpd culinary use.
 - 320,000 gallons storage / 52,500 = 6 days of storage
 - 820,000 gallons storage / 52,500 = 15 days of storage