

The Cedar Highlands Homeowners Association Directors held their monthly Board Meeting on Saturday October 18, 2008 at 6:00 p.m. at 1134 East High Valley View Circles, Cedar City, UT. The meeting was called to order by President John Tully at 6:11 p.m.

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

Others Present: Jacquie Casey, George Mason, Michael Berndt, Tom Kosakowski, Shelly Newell, and Stephanie Mosqueda.

The minutes were taken by Steve Gray.

1. Call to order. Welcome and Introduction of visitors - President John Tully.
2. Approval of Minutes: Manny Mosqueda motioned to approve the September 2008 minutes. Janet Webb seconded the motion. The vote on the motion was unanimous.
3. Financial Report -
 - a. Lien on Kyle Sheets Property was executed by President John Tulley. Cost was \$60 to place the lien.
 - b. Sept 08 Financial report was presented by Beth Gaines. Beth mentioned the money market account and asked general questions about this account, and about the viability of adding money from our general fund into the money market account.
 - c. Collections Report was presented by Manny Mosqueda - the HOA has received no new monies from the collection agency. There was some concern that the collections company is being less than forthcoming with the funds they have collected - Manny will continue to try to find out what's going on.
 - d. The board discussed wording for the upcoming annual HOA dues bills to be sent out. The options presented were 45, 60 and 90 days, and discussed shutting water off for delinquent accounts. Janet Webb motioned that the HOA notify the members on their annual bill that the bills will be considered delinquent after 45 days, will be subject to a 15% fee after that, water will be shut off 3 business days later by a notice placed on the door, a \$25 dollar fee to resume water service, and their property would be liened April 1st for non-payment of HOA dues. Beth Gaines seconded, the motion was unanimous. The precedent for this action is based on the rules followed by Cedar City. Bills will be sent out the first week of January.
 - e. Check signing for the HOA checking account - the board decided to remove everyone currently approved to sign checks who are not current board members, and add all the current board members not already on the list as check signers -

Approved signers will be John Tully, Manny Mosqueda, Clive Newell, Linford Nelson, Steve Gray, Beth Gaines, and Janet Webb.

4. Committee report - Water - George Mason
 - a. George has been coming up to the highlands about 3 times a week. Our Bac-t tests came back clean. George will be insulating the vaults for the pressure reducing valves. All applications for the HOA well have been submitted, our permit is waiting for the director of drinking water to sign off. Meter install for Linford will be performed by Roger Smith sometime in the week of 10/20/2008. The pump house was calked. George discussed the chlorinator in the pump house. John asked George to perform nitrite tests 4 times a year on spring 5 vs the two that we are required to perform to get historical data to determine potential impact for the possible development occurring above the highlands. The new well could be drilled as soon as next week, depending on the availability of a driller. We will have to have an engineering study done for the well equipment, George Mason will research costs. This will have to be done before we can begin operating the well.
 - b. The board discussed the nine meters Linford bought in advance - research will need to be done by the board members on how the HOA charges for meters and what the \$2000 charge is for, and the details of the original discussion for Linford's purchases found in the minutes sometime after February 2006.
 - c. Spring Protection Zone - Linford's verification of the spring protection zone is currently on hold.
 - d. The board will be sending the owners of lot 8 block 8 a water shut off notice.
5. Committee Report - Fire - Clive Newell
 - a. Clive was not in attendance - no fire report was entered.
6. Committee Report - Architectural - Manny Mosqueda
 - a. Driveway Lot 2 Block 3 - Linford will build this driveway at about a 5% grade, which is better than the 12% county spec.
 - b. 71 homes with 2 under construction
7. Committee Report - Roads - Beth Gaines
 - a. The board discussed the proposed contract from Mountain Valley Excavating - the board members need to review this proposal and get back to John by End Of Week - October 25.
 - b. The Road Weights provided by Mike Berndt - Mike has volunteered the use of his weighted drag sled to help eliminate the washboarding on the dirt road, and asked for other homeowners to drag his weighted sled up and down the road. The board

discussed helping homeowners with gas costs when dragging the weights and decided the board will not provide any assistance - homeowners dragging the sled do so on a volunteer basis.

- c. The board discussed the county sign at the bottom of the dirt road - John will call Steve Platt to determine the status of this sign
8. Committee Report - CC&R's - Janet Webb
 - a. The board reviewed changes and asked questions for the first 4 pages of the CCR's.
 9. Other Business
 - a. Linford's proposed easement across the common area by the beehive central office was discussed by the board
 - b. Beehive Telecommunications tower update- Steve Gray had an email from Chuck McKown (Beehive) basically stating that beehive does not have the money to move forward with building the telecommunications tower at this time.
 - c. The board discussed the upcoming election for county commissioner, and discussed having the candidates up for discussions with the board.
 - d. Quit Claim Deed for the interior roads - John handed out copies of the quit claim deed from the county for all interior roads dated July 3, 1991
 - e. Indemnity insurance has been renewed and updated for all current board members.
 - f. The draft minutes for the 2008 picnic were amended and will be reviewed again next month for approval as a draft for posting on the web.
 10. Public Comment Period - no public comments were registered
 11. Action Items:
 - a. Janet will contact Wells Fargo about Aragon house and water shut off
 - b. Beth will research the money market account
 - c. Manny will keep us up to date about the collections, and check about the 'institutional lenders" as mentioned in the CCR's
 - d. Linford will propose a solution to the 'nine water meter" problem
 - e. Jacquie and Linford will meet with Linford's attorney to discuss the easement by the beehive central office
 - f. Beth and Steve will consult for historical costs for water meter setting.
 - g. All board members will review the Annual Meeting minutes for 2008 for draft approval and posting as a draft on the website.

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

The combined November-December Board meeting will take place at the home of Steve and April Gray at 1164 E. High Mountain View Drive, Lot 9 Block 8, on December 13, 2008 at 6 p.m.

13. Adjourn:

Steve Gray motioned to adjourn the meeting, Beth Gaines seconded the motion. Meeting adjourned at 8:36 pm.