

## **Cedar Highlands Homeowners Association Board Meeting 286 North Main, Cedar City, February 18, 2005, 6:30 p.m.**

The Cedar Highlands Homeowners Association Directors held their monthly board meeting on Friday, February 18, 2005 at 286 North Main, Cedar City. The meeting was called to order by President Dave Rowles at 6:30 p.m.

**Members Present:** President David Rowles, Board members Richard Dickinson, Linford Nelson, Gary Rosenfield, Jacqueline Tully.

**Others Present:** Ken French, Beth Gaines, Stan Gaines, Bob Havens, Manny Mosqueda, Roger Murie.

**1. Approval of Minutes:** Richard Dickinson made a motion to approve the minutes of January 21, 2005. Gary Rosenfield seconded the motion. The vote was unanimous.

**2. Treasurer's Report:** Richard Dickinson, Board Treasurer, distributed copies of current Association financial records to the Board members. \$35,000 of the current annual dues has been collected. The water account balance is \$37,500. There is a \$41,000 balance carried forward from last year. The Board will look at keeping a minimum reserve for emergencies. Jacqueline Tully is sending receipt copies to Kemp-Burdick, the firm selected to provide a review of the Association's financial status, for their analysis and report. After Kemp-Burdick makes their report, the water policies will be looked at for consistency and fairness. Timely transfers to the water account will be a priority.

**3. Committee Reports - Roads:** Gary Rosenfield reported for the Road Committee. Mr. Rosenfield met with Roger Murie on February 9 to discuss road issues. Mr. Murie believes the current road conditions are due to both the unusual season, with its repeated freezing and thawing of the road, and to the smaller amount of replacement gravel laid during the fall. Usually 1200 tons of gravel are necessary to redo the roads every year. This year Mr. Murie was able to apply only 600 tons. Mr. Murie has 40 more loads of gravel to spread, and will finish spreading the gravel when the weather is drier and conditions warrant. The roads are currently too saturated from the recent heavy snowfall. Mr. Murie said he would like to be able to spread more cinders and salt on the roads, and asked if the Board would consider buying him a bigger outfit for his truck. He said it would save money on salt if he could buy it in bulk. The borrow ditches also need to be cleared out so excess water can drain. Mr. Murie estimates it will cost about \$18,000 per year to clean the borrow ditches/culverts. Chip sealing the interior roads was discussed. Western Rock said their company can lay down a 2 ½ inch chip seal base for \$70 per ton. It takes about 725 tons to cover a half mile. Ashdown Brothers Construction quoted a price of \$43.20 per ton for a 2 inch base. Mr. Rosenfield said just a strip down the center of the roads could be done for now. It would save future problems to bring gas and water lines to the edge of the road before any chip sealing is done.

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**Committee Reports - Roads, continued:** Heavy equipment used by contractors is also contributing to the road damage. The Board discussed raising the fee paid by contractors, in order to cover some of repair costs incurred from road damage by their equipment. Mr. Rosenfield suggested a \$1000 non-refundable fee be charged, as well as the \$1000 refundable. Impact and construction fees currently paid in some other subdivisions were discussed. The Board will continue the discussion on contractor fees at the March meeting. Jacqueline Tully will invite several of the contractors to attend the meeting if they wish to participate in the fee discussion.

Problems with culverts and new construction were discussed. Mr. Murie said he would like to widen culverts on a continual basis, one or two culverts a year, as part of his regular road work.

Mr. Murie recommended that all vehicles use 4 wheel drive on the roads, especially during the dry season. The Board discussed placing a sign on Green Lake's Road asking motorists to use 4 wheel drive. After some discussion, Jacqueline Tully made a motion that Gary Rosenfield be authorized to order a road sign for an amount not to exceed \$300. Richard Dickinson seconded the motion. The vote was unanimous.

Mr. Murie suggested every time a valve is dug out of the middle of the road that a 2 X 2 concrete base be poured so the valve is easily accessible in the future. Ken French said the valve covers need to be raised, and he would volunteer to supervise a small crew to raise them if the Board wanted to approve the cost.

Richard Dickinson said the 2005 budget provides \$18,000 for regular road maintenance, and \$12,000 for snow removal. Concrete boxes, widening the culverts and chip sealing the road would take additional funds. He suggested putting together a cost estimate for a special road assessment to bring to the annual meeting. Mr. Rosenfield said the Association has unbudgeted funds in reserve which could be used for road work.

Linford Nelson said the ideal solution is still for the county to take over the roads. When the subdivision reaches a 50% buildout, the county will be obligated to take care of Green's Lake Road. Mr. Rosenfield and Mr. Nelson will meet with David Yardley, the county clerk, next Tuesday to discuss the roads.

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**Committee Reports - Water:** Bob Havens reported for the Water Committee. On February 6 a timer was installed on the pump. On February 7, a leak was discovered by the pump house, which necessitated shutting down the upper tank for repairs. The problem stemmed from a broken valve. Mike Arner made the repairs, and the water was turned back on at 4 p.m. on February 8. Because of the leak repair activity, the bacteria test taken at the Bersi residence showed positive for coliform. The French residence, which was also tested, was negative. Chlorine was added to the upper tank. On February 12, another leak was discovered in the 2 inch pipe in the pump house. The leak had sprayed one of the heaters so it no longer worked. The pump system was shut down and the leak repaired. Fortunately, the broken heater was discovered before the pipe burst. After the repair, the system was then put back in service with the new pump timer.

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**Committee Reports - Water, continued:** Four bacteria retests were taken, with good (non-positive) results. Water levels as of February 18 were at 46.44 ft. If there are no problems in the next few days, Mr. Havens will shut down springs 7, 8 and 9 to keep the tanks from overflowing.

Jacqueline Tully asked if, in the future, more notice could be given to the homeowners in the event of a water tank shutdown. The Board discussed putting together phone trees for the upper and the lower tank users. Ms. Tully will find out which water tank each Association lot is connected to.

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**Committee Reports - Architectural:** Jacqueline Tully reported for the Architectural Committee. Teri Saa has volunteered to be a member of the Committee. The Board agreed by consensus to accept Ms. Saa as an Architectural Committee member. Ms. Tully is continuing to send letters to the contractors on subdivision guidelines, and will also send an invitation to the contractors to attend the next Board meeting, when a raise in fees will be considered.

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**Committee Reports - Fire Safety:** Bare root trees can be purchased from the Forest Service for a few dollars per tree, if purchased in large amounts.

**4. Public Comment:** No public comments were addressed to the Board.

The meeting adjourned at 8:50 p.m.

