

Cedar Highlands Homeowners Association Board Meeting
286 North Main, Cedar City, July 16, 2004, 6:30 p.m.

The Cedar Highlands Homeowners Association Directors held their monthly board meeting on Friday, July 16, 2004 at 286 North Main, Cedar City. The meeting was called to order by President Glen Crawford at 6:30 p.m.

Members Present: President Glen Crawford, Board Members Cheryl Bellomo, Richard Dickinson, Linford Nelson, Dave Rowles.

Others Present: April Gray, Steve Gray, Manny Mosqueda, Clive Newell.

1. **Approval of Minutes:** Dave Rowles made a motion to approve the minutes of May 21, 2004. Richard Dickinson seconded the motion. The minutes were approved unanimously.
2. **Next Meeting:** The next meeting of the Board will be the annual meeting, to be held August 28, 2004 at 10:00 a.m. in the meadow of the Cedar Highlands subdivision. The terms of office for Glen Crawford, Cheryl Bellomo and Linford Nelson expire this year. Ms. Bellomo and Mr. Nelson will run for re-election. The Board will put up the tents, and Ms. Bellomo will take care of refreshment and sanitation needs. The agenda will include snow removal fees and the status of the corporation. Alternative water sources will be discussed during the water committee report. Sign-ups for driveway snow plowing will be available at the meeting. Cleaning of the pump house was suggested as an after-meeting project.
3. **Corporation Status:** Richard Dickinson received an email from Bob Owens concerning the legal status of the corporation. Dave Rowles made a motion that Glen Crawford take the corporation papers to an attorney to make sure the legalities are correct. Richard Dickinson seconded the motion. The vote was unanimous.
4. **Treasurer's Report :** Richard Dickinson reported balances of \$62,000 in the operating account and about \$18,000 in the money market account. \$8,000 of the balance is contractor deposits and \$6,400 is gas credits. About \$20,000 will be transferred from the general to the water account. Money was budgeted for fencing last year and not used. Mr. Dickinson distributed a list of receivables due at this time.
Mr. Dickinson contacted Nephi Allred, who had a question on the amount he needed to pay to bring his account lots current. Mr. Allred purchased the lots from Willie Jessop. Mr. Dickinson explained the amounts in arrears, and suggested Mr. Allred contact Mr. Jessop if he felt Mr. Jessop owed a percentage of the arrears.
4. **Committee Reports - Roads:** Roger Murie will finish his work for the new Home Depot store next week, and then begin work cleaning culverts and fixing the problems on the main and arterial roads. The use of ATV's on subdivision roads was discussed.

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4. Committee Reports - Water, continued: Dave Rowles has received bids from two firms who would like to do the water repairs and meter setting for the subdivision. One is Walker Corry, whose bid is \$1000 per meter. The other is Landon Floyd of Precision Pipe, whose bid was \$650 per meter, plus an additional hourly fee if it took some time to find the hook-in. The Board discussed the reputation and available resources of each company. Glen Crawford made a motion to send a letter to both bidders asking for their call out and hourly rates, and offering a meter bid of \$850. Richard Dickinson seconded the motion. The vote was unanimous.

The membership will be asked at the annual meeting for some direction on increasing water availability. Options include an additional tank, developing a line to an alternate source, redeveloping the springs and drilling a new well. Linford Nelson suggested asking Dale Urie of the BLM for advice.

Bob Havens has obtained membership in the Rural Water and the Iron County Water Users Association on behalf of the Homeowner's Association. Mr. Rowles gave the certificates of membership to Cheryl Bellomo for the records.

Mr. Rowles said George Mason is willing to be a back-up watermaster for the Association for a suggested fee of \$100 a month. The Board discussed paying the Association watermaster and a back-up. Paying the watermaster might offer more legal protection, as they would then be an agent of the Board. It was decided any back-up watermaster will not be on retainer, but paid on an hourly amount for time worked. Mr. Rowles will ask Mr. Mason if he is interested in the position on that basis.

Committee Reports - Architectural: Glen Crawford said one of the subdivision homeowners had wanted to build closer than the eight feet described in the building code. Section 5 of the CC & R's relating to setbacks was read, and the Board discussed the location of interior lot lines and setbacks. The homeowners have since changed their mind on the location.

Mike and Gina Falkowitz, Lot 7 Block 11, may have hooked up to the wrong water lateral, and also may be encroaching on a neighbor's lot. The Board will write to the Falkowitz' and suggest they have their lot surveyed to ensure the meter is on the correct lateral and they have not encroached.

Committee Reports - Fire Safety: Next Friday the wildfire council will hold a meeting at 6:00 at Clive Newell's home. The Department of Forestry people, Ryan Riddle, Jon Schmidt and Clint Reese will be there. They will cover issues and progress to date. The Department of Forestry is on a minimal budget, so some work can be done in the subdivision, but not a lot. Mr. Schmidt visited the subdivision two weekends ago, and thinks there is a potential fire problem with thick underbrush. A fire from below would spread quickly, he said. The grass in the meadow should also be cut down. The biggest need for fire protection is to clean out the underbrush and remove dead trees from lots. In the event of a fire, vehicles will be sent to those homes which can be saved.

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4. Committee Reports - Fire Safety, continued: The grant-matching time and expense sheets give the subdivision leverage with the Fire departments, and Clive will bring copies to the annual meeting for members to fill out. The fire hoses are in. Bob Havens thinks there are not enough water reserves for a major fire. Mr. Newell said he would like to see the sprinklers set up, ready for use. The current plan calls for evacuation to the upper meadow.

5. New Business: Steve Gray said a website would cost \$25 to set up and \$15 a month, with a \$15 per year domain registration. The name CedarHighlandHOA.org is available. Mr. Gray would be willing to maintain the site. Minutes and general information will be posted on the site. Comments could be posted as well. Clive Newell suggested a phone tree be added. Richard Dickinson made a motion to have Steve Gray set up the website. Linford Nelson seconded the motion. The vote was unanimous.

Beehive telephone said if anyone is interested in a DSL line, to put a note in with their payment.

Mr. Gray is interested in having the newspaper delivered to his home. He will ask the Spectrum how many subscribers would be needed to have home delivery.

Richard Dickinson made a motion to adjourn. Linford Nelson seconded the motion. The vote was unanimous. The meeting adjourned at 8:30 p.m.

