

Cedar Highlands Homeowners Association Board Meeting 286 North Main, Cedar City, November 19, 2004, 6:30 p.m.

The Cedar Highlands Homeowners Association Directors held their monthly board meeting on Friday, November 19, 2004 at 286 North Main, Cedar City. The meeting was called to order by President Dave Rowles at 6:35 p.m.

President Rowles welcomed Gary Rosenfield to the Board.

Members Present: President David Rowles, Board members Linford Nelson, Gary Rosenfield.

Others Present: Steve Gray, Manny Mosqueda, John Tully.

1. Approval of Minutes: Gary Rosenfield made a motion to approve of the minutes of October 22, 2004. Linford Nelson seconded the motion. The vote was unanimous.

2. Treasurer's Report : A 2005 budget proposal and other financial records were distributed to the Board members. Water usage fees, raising the annual fees and raising the water impact fees were discussed. Further discussion and budget approval was held over to the December meeting. Board members were asked to email any further budget suggestions to Dave Rowles.

3. Committee Reports - Roads: Linford Nelson reported for the Road Committee. Roger Murie was authorized at the October meeting to do up to \$3000 worth of road repairs. Mr. Murie has bladed once, but the weather has not been conducive to further road work. Snow plowing helps to grade the roads, so the \$3000 will be incorporated into snow plow monies. Mr. Murie has six loads of aggregate he will place when he can.

One of the goals of the Board is to have the County donate all the crushed mine tailings the Association can use. Last year the County donated 20 truckloads. Finer tailings will help compact the road, so the Board will work with the county to try to obtain the finer crushed tailings.

Dave Rowles said he received a complaint that some portions of the common area were driven on by vehicles while the gas line was being installed. Upon further investigation, it appears the trucks were using the agreed-upon easement. The trucks and logs have now been removed. Questar has volunteered to reseed portions of the meadow. Linford Nelson suggested winter wheat grass be planted.

The Board discussed which roads in the subdivision should be plowed. Gary Rosenfield made a motion that the Board adopt a policy to plow all roads to properties that have homes either completed or actively under construction. Linford Nelson seconded the motion. The vote was unanimous.

The recently sent newsletter asked members to contact the Board if they wished to have their driveways plowed. Dave Rowles received a few inquiries, and Terry Porter and Steve Smith mailed their requests. The Board discussed ways of setting a fee for more difficult driveways. Last month's motion set the cost of snowplowing at \$20 per driveway, with an additional fee charged for those driveways that were more expensive to plow. Mr. Murie will be asked to determine the actual cost of plowing the driveways in question.

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Committee Reports - Water: Dave Rowles reported for the Water Committee. As approved in a previous Board action, Richard Peterson was contracted with to redevelop spring #1. After substantial evacuation, the source of the spring was found. The perforated collection pipe was found connected to a solid pipe, which connected downstream to another perforated pipe and to a second, previously unknown, spring on the other side. It appears the original installer connected two springs, (now referred to as 1A and 1B) together. The second perforated pipe (collector for spring 1B) was compromised and clogged with rootage. This may also have caused the standing water condition around the base of the lower water tank, which is within 20 feet of the spring. The original flow rate of spring #1 prior to redevelopment was about 2.7 gallons per minute, which, upon being separated from its previous connection, has now increased to 5 GPM. When the rootage was removed from spring 1B, the production of water from this source was estimated at 10 GPM. If /when spring 1B is connected to the water system, it is anticipated the water rate will be raised an additional 10 GPM, to 15 GPM, a five-fold increase from the original 2.7 GPM. An additional line from spring 1B would need to be constructed to realize this increase. Mr. Rowles said the contractor has indicated it would cost an additional \$7,000 to plumb spring 1B into the current collection system.

Gary Rosenfield made a motion to spend an amount not to exceed \$7,000 to incorporate spring 1B into the current distribution system. Linford Nelson seconded the motion. The vote was unanimous.

There are now approximately 45 houses in the subdivision, with about 25 full time residents. As water needs increase, additional water will need to be found. Drilling a well could cost upwards of \$100,000. The additional spring may temporarily forestall the need for a new well. Bacteria tests are good, showing the chlorination is working. Steve Gray has volunteered to help with chlorination testing and supplementation when Bob Havens is out of town.

Committee Reports - Architectural: Two plans were approved by the Architectural Committee this month, the Haberly garage, and the Kotack house.

Committee Reports - Fire Safety: Dave Rowles said he was concerned about the fires being set by some of the BLM personnel. One of the fires by Stetzenbach's was still smouldering the following day, and some safety issues are raised when those who set the fires do not stay until the fires are out.

Web Site: Dave Rowles expressed his thanks to Steve Gray for his efforts on the website. President Rowles said he has received several emails from the site, which has increased member communication. Mr. Gray said he would like more information on Fire Safety, land clearing efforts and roads to include on the site. Linford Nelson will give Mr. Gray a copy of the driveway snow plowing waiver members can download from the website.

Putting the phone tree on the website was discussed. The phone numbers could be password protected if needed. The annual billing will include information on the website.

6. New Business: No new business was brought to the attention of the committee.

Gary Rosenfield made a motion to adjourn. The meeting adjourned at 8:20 p.m.

