

Cedar Highlands HOA Board Meeting
Minutes – March 16, 2018
Cedar City Library

1). Welcome and Call to Order – 4:30 pm

Those in attendance included Beth Gaines, LynAnn Imlay, Linford Nelson, Linda Stetzenbach, and Steve Swann, HOA Board members. Additionally, Paul and Debby Starks were in attendance.

2). Communications – LynAnn moved to accept the February minutes, Beth seconded, and the vote was unanimous.

3). President's Report:

a. Common area lease requirement – needs to be redone on a regular basis. The Agriculture-Farmland Assessment Act requests details on the number of animals grazing and length of time grazing. Linford said the number is 50 head of cattle and the time is 3-4 months; Linford signed the lease.

b. Trash Collection Bin – because Cedar Highlands is now a town, Cedar City does not want the trash bin within their city limits. A bid was received from Bulloch Dirt Works, who has an exclusive contract for HOA road work, to create a spot for the trash dumpster near the green water tank close to Cedar City. The bid amount is \$5,700. The Iron County landfill manager, Bruce Anderson, was quoted at the meeting as saying that the county will continue to collect Cedar Highlands trash from the dumpster at the new location. The dumpster belongs to the Cedar Highlands HOA. The proposed 30' by 60' dumpster site is within the 66' road easement. Steve made a motion to accept the Bulloch bid and Beth seconded; the motion passed with 3 yays and 2 nays (Linford and LynAnn).

4). Committee Reports:

a. Financial - There is \$120,321.10 balance in our HOA general account. That amount includes \$15,000 of refundable construction deposits. 21 lots have not paid their 2018 dues assessment. 5 lots have not paid both 2017 and 2018 dues.

b. A.R.C. - no new homes or applications, due to the temporary building moratorium. A discussion ensued regarding the date the moratorium ends and it became apparent that our February minutes did not reflect the correct moratorium dates. The 60-day moratorium went into effect on January 18, 2018, and is scheduled to expire on March 19, 2018. LynAnn moved to amend the February minutes and the motion passed unanimously.

c. Fire – burning had been on on March 15, 2018. There will probably not be anymore burning. Chipping will be done later this spring.

d. Road – the HOA received a bid from Bulloch Dirt Works to widen the road at the cattle guard near the 17% slope, extend culvert, standardize, and add berm at a cost of \$13,630. Steve made a motion to accept the bid, Linda seconded, and the motion passed with 3 yays and 2 nays (Linford and LynAnn).

5). Members Questions – a question was asked about the trash costs increasing by \$2.00 per month. That is a county increase.

Next, Linda asked who could measure snow while she was out of town, and Paul Stark offered to do it.

6). Next Meeting – April 19th, Thursday, 4:30 pm – 6 pm, at the Cedar City Library.

7). Executive Session

8). Adjourned

Cedar Highlands HOA
Reconciliation Detail
General Checking Account, Period Ending 02/28/2018

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						91,402.11
Cleared Transactions						
Checks and Payments - 4 items						
Bill Pmt -Check	01/19/2018	1351	Angel Montoya	X	-3,000.00	-3,000.00
Bill Pmt -Check	02/21/2018	1354	HintonBurdick	X	-598.43	-3,598.43
Bill Pmt -Check	02/21/2018	1355	Ruesch & Reeve PL...	X	-401.37	-3,999.80
Bill Pmt -Check	02/22/2018	1358	Bulloch Dirt Works	X	-3,102.50	-7,102.30
Total Checks and Payments					-7,102.30	-7,102.30
Deposits and Credits - 5 items						
Deposit	01/31/2018			X	18,640.06	18,640.06
Deposit	02/12/2018			X	8,871.48	27,511.54
Bill Pmt -Check	02/21/2018	1352	Bulloch Dirt Works	X	0.00	27,511.54
Deposit	02/21/2018			X	5,771.77	33,283.31
Deposit	02/28/2018			X	10.90	33,294.21
Total Deposits and Credits					33,294.21	33,294.21
Total Cleared Transactions					26,191.91	26,191.91
Cleared Balance					26,191.91	117,594.02
Uncleared Transactions						
Checks and Payments - 3 items						
Bill Pmt -Check	02/21/2018	1356	United States Postal...		-96.00	-96.00
Bill Pmt -Check	02/21/2018	1353	Cedar Land Title		-50.00	-146.00
Check	02/21/2018	1357	Harmony Farms Wat...		-17.60	-163.60
Total Checks and Payments					-163.60	-163.60
Total Uncleared Transactions					-163.60	-163.60
Register Balance as of 02/28/2018					26,028.31	117,430.42
New Transactions						
Deposits and Credits - 1 item						
Deposit	03/12/2018				2,890.68	2,890.68
Total Deposits and Credits					2,890.68	2,890.68
Total New Transactions					2,890.68	2,890.68
Ending Balance					28,918.99	120,321.10