

REVISED

APPROVED

Cedar Highlands HOA Board Meeting Minutes
Sunday, Sept 16th, at 6 pm
252 N., 200 W., Cedar City

- 1). **Welcome and Call to Order.** The meeting was called to order at 6pm.
Board members present: LynAnn Imlay, Mike Brask, Linford Nelson and Regina Tashjian
Property owners: Jim Hilton, Nickel Palanza, JoAnn Olds, Bill & Charlotte Bible, Ann Bersi, Bob Shelton, Jim & Cynthia Byler, Larry & Dayleen Miracle.
- 2.) **Approval of Minutes:** A motion to approve the 2018 Annual Meeting Minutes was made by Regina and LynAnn seconded it. The minutes were approved unanimously.
- 3). **Appoint 5th Board member** to replace the seat previously held by Steve Swann who resigned on August 22, 2018. Linford nominated Jim Byler and Regina seconded it. Jim's nomination was unanimously approved. Jim will serve the remainder of Steve's term.
- 3). **Determine Board Member responsibilities:** The goal of the new board is to be strong, transparent, have a free flowing of ideas and benefit from the experience from the members of our community. Therefore, we will act as a committee with another board member to assist and back up, in addition to participation by property owners.
 - a. President- Regina nominated Mike Brask for president and LynAnn for vice president, VP position is stated in the By Laws. Jim Byler seconded the nominations. It was unanimously approved.
 - b. Secretary – LynAnn nominated Regina, seconded by Linford. It was unanimously approved.
 - c. Treasurer/Financials - Linford nominated Jim Byler, seconded by LynAnn. It was unanimously approved. Rob Shelton will assist Jim.
 - d. ARC- LynAnn nominated Regina, seconded by Linford. Linford will work closely with Regina with the technical requirements of approving plans. It was unanimously approved. Roger Thomas has a pending permit. Regina said she would follow up with Linda for the status. It was agreed to put HOA impact fees on the next agenda as the town is also collecting them which appears duplicative.
 - e. Roads- Regina nominated Linford, seconded by LynAnn. It was unanimously approved. Mike will back up Linford on roads. Discussion that currently the roads are being maintained by the town but this situation may change.

f. Fire- Linford nominated LynAnn, seconded by Regina. It was unanimously approved. Jim Hilton will assist LynAnn.

4). COMMUNICATIONS:

a. With Cedar Highlands Town:

It was decided that a minimum of 1 board member, with as many as possible, would attend the town council meetings.

Mike asked the members in attendance for input about recovering the \$65k transferred to the town. The members present agreed the HOA should seek reimbursement.

b. With HOA members-

It was discussed that we could put on the HOA website information from our attendance at the town council meetings to communicate more timely with the members.

Regina will get DRAFT board minutes to Jim Hilton as quickly as possible.

Discussion about the most efficient way to allow out of state participants in the meetings. Bob Shelton explained the system that was used in his HOA in Colorado was via conference calls. It is a dial-in set up and participants can make the secretary aware of their questions by typing them in. The cost is approximately 2 cents a minute (maximum he experienced was \$17) and the equipment is approximately \$400. Jim Hilton suggested live streaming through Facebook. That would require good internet connection. Both can be recorded which would be very helpful. The concern is how questions from the non-attending participants can be presented without interruption to the meeting. Further review of this will be done in order that we may use the best system to accomplish our goal.

5). MEMBER QUESTIONS/SUGGESTIONS:

Member asked about the \$150 HOA dues for 2019 as the roads are being maintained by the town. It was explained that there are other costs for the HOA including small miscellaneous expenses in addition to liability insurance. Also, we do not know if the town road maintenance will be permanent in the event the city fails.

Member mentioned unpaid HOA dues that will require follow up. Ben Ruesch filed liens on many.

Jim Hilton suggested the board members have separate email accounts. He will set them up.

Mike asked about payment of web master. Jim Hilton said his fee was \$72.98 annually. He spent \$15 to renew web and another \$15 to transfer from old system. He has not been paid as yet. This needs to be resolved quickly.

Jim Byler brought up that the town currently has no police contract. When he spoke with the Iron County sheriff, he was told the \$5k the town budgeted was totally insufficient. The town may be looking at close to \$25K for the contract. The sheriff would respond to the HOA property owners in the meantime if needed.

Jim Hilton stated the town is paying \$8k for fire protection. In reality, we basically do not have service because the response time for house fires is approximately 25-30 minutes. The Cedar City Fire Dept has only have 1 vehicle capable to come up our roads and it cannot during the winter. This was the same situation prior to incorporation. Response time to a forest fire is different. We can look into the purchasing some equipment by the HOA or town. If we were to organize a fire response team, it is probably not feasible due to the training time required of 18-24 months, our small population & age of our residents that would have to be certified. If we want to have a club, we can individually buy fire equipment. Jim H is qualified to train volunteers. Volunteers would need liability insurance in case of an accident. Jim Hilton said he could probably locate a used fire truck that would suit our purpose (cost approximately \$23k). We can possibly start collection efforts via Go Fund Me.

6). Executive Session

7). Adjourn