

# Cedar Highlands HOA Board Meeting

April 19, 2018

4:30 pm at the Cedar City Library

1). Welcome and call to order – all members of the Board are present: Beth Gaines, LynAnn Imlay, Linford Nelson, Linda Stetzenbach, and Steve Swann.

## 2). Communications

a. Meeting Minutes – Beth made a motion to approve the minutes from March's HOA meeting. Linda seconded the motion and it passed unanimously.

b. Website status – Jim Hilton was not present to discuss it, but he has created a new home for the HOA website; it looks wonderful and is working well. The address is cedarhighlandshoa.org.

## 3). President's Report

a. the trash collection dumpster has been moved to a prepared area near the lower water tower.

b. an area of the road below Cedar Highlands was widened; a berm was not installed.

c. A May 5<sup>th</sup> Firewise proposal was introduced, asking the HOA to allow the town of Cedar Highlands to clear firewood, debris, and cut trees on a section of Cedar Highlands Rd. easement. Linda made a motion to approve and Linford seconded it; the motion passed.

Beth asked for a list of lot owners along that part of the road; it will affect Block 5 and some of Block 6 owners. 50' of easement will be cleared to decrease fire danger.

## 4). Committee Reports

### a. Financial -

i. Expenses – 2 constructions refunds have been paid.

ii. Balance – there is \$100,929.12 in the general account of the HOA. That includes \$9,000 of refundable construction deposits. The 2018 HOA dues are 90% paid; 17 lots remain unpaid. There are 5 lots that have not paid 2017 and 2018 dues.

### b. A.R.C. -

i. Application Review – no new applications.

c. Fire – emphasis was given to the upcoming FireWise Day on May 5<sup>th</sup>.

### d. Road

i. Spring grading and resurfacing – Steve proposed spring grading in May or June. 100% mine tailings, fractured rock, is the medium.

5). Member Questions – LynAnn asked if the HOA Board could start meeting less often. It was stated that the Bylaws instruct we hold a monthly HOA Board meeting.

6). Date and Location for next Board Meeting – Thursday, May 17, 2018, at 6 pm at the Cedar City Library.

7). Executive Session – to discuss ongoing lawsuit

8). Adjourned

**Cedar Highlands HOA**  
**Reconciliation Detail**  
 General Checking Account, Period Ending 04/30/2018

Type	Date	Num	Name	Clr	Amount	Balance
<b>Beginning Balance</b>						111,397.75
<b>Cleared Transactions</b>						
<b>Checks and Payments - 6 items</b>						
Bill Pmt -Check	03/23/2018	1363	Michael Fay	X	-3,000.00	-3,000.00
Bill Pmt -Check	03/23/2018	1362	Bulloch Dirt Works	X	-1,037.50	-4,037.50
Bill Pmt -Check	04/16/2018	1364	Bulloch Dirt Works	X	-2,117.50	-6,155.00
Bill Pmt -Check	04/16/2018	1365	Dana Demille	X	-800.00	-6,955.00
Bill Pmt -Check	04/16/2018	1366	HintonBurdick	X	-350.00	-7,305.00
Bill Pmt -Check	04/27/2018	1369	Bulloch Dirt Works	X	-19,310.40	-26,615.40
Total Checks and Payments					-26,615.40	-26,615.40
<b>Deposits and Credits - 2 items</b>						
Deposit	04/17/2018			X	631.90	631.90
Deposit	04/30/2018			X	10.93	642.83
Total Deposits and Credits					642.83	642.83
Total Cleared Transactions					-25,972.57	-25,972.57
Cleared Balance					-25,972.57	85,425.18
<b>Uncleared Transactions</b>						
<b>Checks and Payments - 3 items</b>						
Bill Pmt -Check	03/02/2018	1359	Beth Gaines		-63.63	-63.63
Bill Pmt -Check	04/16/2018	1367	Linda Bennett		-3,000.00	-3,063.63
Bill Pmt -Check	04/16/2018	1368	Utah State Tax Com...		-100.00	-3,163.63
Total Checks and Payments					-3,163.63	-3,163.63
Total Uncleared Transactions					-3,163.63	-3,163.63
Register Balance as of 04/30/2018					-29,136.20	82,261.55
<b>Ending Balance</b>					<b>-29,136.20</b>	<b>82,261.55</b>