

Cedar Highlands Home Owners Association

Emergency Board Meeting

August 8, 2018

934 E. Cedar Highlands Dr. (Swann Residence)

7 pm

1). Welcome – all HOA Board members were present: Beth Gaines, LynAnn Imlay, Linford Nelson, Linda Stetzenbach, and Steve Swann. HOA members in attendance were: Ann Bersi, Regina Tashjian, Janice Swann, Paul Starks, Robin Day, Zelpha Taylor, Ronin Taylor, Sherry Jolley, Lynn Jolley, Julie Brask, Larry Miracle.

2). Road Repairs

Beth and Jim Hilton reviewed their report on the state of our roads. A map based on their report shows 18 areas within, and outside of, our HOA, noting barrow ditches and grading. It was proposed that \$2,500 be spent on backhoe work of cleaning culverts and ditches and rough road work, to be done immediately. At the same time, the Town would grade all roads, spending probably around \$3,000. The Town was not going to use Bulloch's Dirt Works for grading. The map may be posted on the Public Notice Site of Utah, linked to the Cedar Highlands Town meetings. Dark green on the map is private land. No culverts are being added. All culverts on driveways need to be placed by owners, but will be cleaned by HOA. This proposal is to cover the cost of repairs. It is estimated that 14-20 hours of backhoe work will be done. There is no RFP; Steve indicated that an RFP is not usually done for a job this small. Linford suggested some possible operators: Dana DeMille and Clay Diamond. LynAnn suggested Marty Larsen. Any other suggestions were welcome and could be forwarded to Steve. Linda moved that we accept that proposal, Beth seconded it. The vote was 3 yays (Steve, Beth, Linda) and 2 nays (LynAnn and Linford), so the motion passed.

3). Communications – annual meeting notice

We looked at the rough draft and added verbiage about following HOA CC&Rs and examples of cumulative voting.

Volunteers for the annual meeting were needed to help Julie set up. She was going to arrange for a porta-potty. Regina was helping purchase food. Ann volunteered to bring a generator.

Discussion ensued about the official 2018 ballot to be mailed out. In our Bylaws, Article 5, Section 2, it describes how to be nominated and get on the ballot.

On the rough draft of the ballot there was a Proposal A, which was a re-vote of the dissolution of the HOA. LynAnn moved that Proposal A be deleted from the ballot for the annual meeting; Linford seconded the motion. There was discussion. Steve offered a counter-proposal that this motion be tabled until after the executive session; there was no second. The vote to remove Proposal A from the annual meeting ballot was 4 yays (Beth, Linda, LynAnn, Linford) and 1 nay (Steve).

3). Board excused HOA members and went into an Executive Session to discuss the August 6th ruling on the lawsuit.

4). Adjourn – Linda moved to adjourn and Beth seconded; all voted yay and motion passed. Then we reconvened the meeting. Beth moved to cancel the scheduled August 16, 2018 HOA Board meeting, LynAnn seconded it. All voted yay. Linda moved to adjourn again; Beth seconded it, and we all voted yay to adjourn.