

# Cedar Highlands Home Owners Association

## Board Meeting

June 21, 2018

934 E. Cedar Highlands Dr. (Swann Residence)

6 pm

- 1). Welcome/Quorum – Meeting called to order. All Board members were present: Beth Gaines, LynAnn Imlay, Linford Nelson, Linda Stetzenbach, Steve Swann. Also in attendance were Larry and Dayleen Miracle, Ann Bersi, Robin Day, Jim Hilton, Randi Sparks, Janet Kosakowski, Debbie Starks, Paul Starks, and Susan Allman.
- 2). Communications
  - a. Meeting Minutes – after two corrections were made to the original draft of May's HOA Board meeting minutes, Beth moved to accept the minutes, LynAnn seconded the motion, and the minutes passed unanimously. The corrected minutes will be posted to the HOA website.
  - b. Website status – the site is going okay. It is found at [cedarhighlandshoa.org](http://cedarhighlandshoa.org)
- 3). President's report
  - a. A court hearing concerning the lawsuit challenging the HOA is scheduled for August 6<sup>th</sup>, 2018, at 1:30 pm in the 5<sup>th</sup> District Court in Cedar City, Utah.
  - b. 2019 HOA fee adjustment – Steve proposed fees be \$100.00 per lot for the 2019 year. Discussion ensued. Linford had a counter-proposal, to delay the discussion of 2019 HOA fees until the October meeting. The counter-proposal was voted down, 2 yays (Linford and LynAnn), and 3 nays (Beth, Linda, and Steve). Linda counter-proposed that we needed more dues than \$100.00 per lot; \$150.00 per lot was proposed, Beth seconded it. That proposal passed 3 yays (Beth, Linda, Steve) to 2 nays (Linford, LynAnn).
  - c. Winter Road Contract - Steve proposed and produced a copy of a possible contract between the HOA and Town of Cedar Highlands for snow removal beginning on October 1, 2018 and running through May 15, 2019, to plow the main road through the subdivision and side and/or secondary roads, at a cost of \$65,000.00. Discussion ensued. (It was pointed out that if there is a town resident on a public road outside of the HOA who needs their road plowed, and they're in the Town limits, they just need to come to the Town to inform them of the need for plowing, and it will be done.) Beth moved to accept this winter road contract proposal, Linda seconded it; proposal passed with 5 yays.
- 4). Committee Reports
  - a. Financial – in the general account there is \$80,300.80. 16 lots have not paid their 2018 HOA dues; 5 lots still have not paid their 2017-2018 dues.
  - b. A.R.C. - No new applications. Montoya's garage is being built. The rooster at the red-roofed cabin is gone. Other infractions should be ignored because the Town will take care of it; HOA will not enforce it.
  - c. Fire – chippers came through the subdivision.
  - d. Road – Beth and Linda have not been able to drive around, so spring grading/resurfacing was tabled until next meeting.

5). Member questions

Larry Miracle brought up short-term rentals, those that are less than 30 days in length (like Airbnb), which are in violation of Cedar Highland HOA CC&Rs. He asked if the HOA Board could send a letter to all HOA members about Section 14, mentioning that this is their first notice, then declare that fines would be added if short-term rentals continue. Secondly, Larry asked if the HOA Board could write a letter to the Cedar Highlands Town Council saying, "Please don't create a conflict with HOA CC&Rs by allowing short-term rentals." No action was taken.

6). Dates for future HOA meetings:

-Thursday, July 26, 2018 at Swann home in Cedar Highlands

-Thursday, August 16, 2018

-Annual Meeting on Saturday, September 1, 2018

7). Adjourned

**Cedar Highlands HOA  
Reconciliation Detail  
General Checking Account, Period Ending 06/30/2018**

Type	Date	Num	Name	Clr	Amount	Balance
<b>Beginning Balance</b>						84,847.11
<b>Cleared Transactions</b>						
<b>Checks and Payments - 3 items</b>						
Bill Pmt -Check	03/02/2018	1359	Beth Gaines	X	-63.63	-63.63
Bill Pmt -Check	05/21/2018	1372	Linda Bennett	X	-3,000.00	-3,063.63
Bill Pmt -Check	06/22/2018	1375	Town of Cedar Highl...	X	-65,000.00	-68,063.63
Total Checks and Payments					-68,063.63	-68,063.63
<b>Deposits and Credits - 3 items</b>						
Deposit	05/31/2018			X	150.00	150.00
Deposit	06/19/2018			X	50.00	200.00
Deposit	06/30/2018			X	7.76	207.76
Total Deposits and Credits					207.76	207.76
Total Cleared Transactions					-67,855.87	-67,855.87
Cleared Balance					-67,855.87	16,991.24
<b>Uncleared Transactions</b>						
<b>Checks and Payments - 2 items</b>						
Bill Pmt -Check	06/01/2018	1373	Bulloch Dirt Works		-1,332.68	-1,332.68
Bill Pmt -Check	06/01/2018	1374	HintonBurdick		-350.00	-1,682.68
Total Checks and Payments					-1,682.68	-1,682.68
Total Uncleared Transactions					-1,682.68	-1,682.68
Register Balance as of 06/30/2018					-69,538.55	15,308.56
<b>New Transactions</b>						
<b>Deposits and Credits - 1 item</b>						
Deposit	07/18/2018				100.00	100.00
Total Deposits and Credits					100.00	100.00
Total New Transactions					100.00	100.00
<b>Ending Balance</b>					<b>-69,438.55</b>	<b>15,408.56</b>