

Cedar Highlands HOA Board Meeting
May 17, 2018 at 6:00 pm
Cedar City Library

1. Welcome and call to order – present were Beth Gaines, LynAnn Imlay, Linda Stetzenbach, and Steve Swann, from the Board; Linford Nelson was absent. Additionally, owners present were Jim Hilton, Janice Swann, and Manny Mosqueda.

2. Communications -

- a. Minutes from the April HOA meeting were approved.
- b. Website for the HOA is up and running. It is managed by Jim Hilton.

3. President's Report -

a. New Building Permit Process – it is up and running on the Cedar Highlands town website home page. It links to the HOA's A.R.C. process as we are still an active “reviewer” of building plans. Linda, as Board member over A.R.C., has her email address linked as well.

b. 2019 HOA Fee Adjustment process - HOA will not be handling town infrastructure costs in 2019. We could decrease 2019 dues. Steve asked the Board to think about this for action at a future meeting.

c. Winter Road Contract – Steve proposes a joint town/HOA contract for next winter's snow removal and/or maintenance. This is because the town needs HOA approval to manage the roads and HOA money. The HOA could contract to the town, then the town contract to the provider of road services. The time span could be Sept. 30 – March 2019, because the town doesn't know when it's getting funding/property taxes. Steve asked the Board to think about it for action at a future meeting.

4. Committee Reports

- a. Financial – Beth reported that the current HOA account balance is \$82,261.55.
- b. A.R.C – Linda reported that Montoya's garage is being built.

The Board has received an email of complaint about a rooster living at Block 3 Lot 2. It was determined that Jed Nelson is the owner of said lot; tenants are renting it. LynAnn volunteered to write a letter, after her son's wedding on May 26th, to Jed Nelson, citing the CC&R's that prohibit farm animals. It was also suggested that additional infractions at the lot be addressed, such as a container that didn't go through the A.R.C. and infringes on CC&R outbuilding requirements.

c. Fire – nothing reported

d. Road – spring grading was discussed; what areas might need improvement? Sharp turns have pot holes and could use attention. It was also mentioned that the 16% grade above the hairpin turn might need improvement. Beth and Linda volunteered to drive the road and mark a map for possible sites of improvement. Then a RFP will go out. The plan is to grade the road first then seal with mine tailings. A water truck will be used. Steve suggested that \$20,00 to 30,000 be earmarked for summer maintenance on the main road. Repair spots will be prioritized.

5. Member Questions – it was asked how someone could look at building guidelines and codes for Cedar Highlands? That information is on the town website.

There was a question asked about a shed on a property on skids. The guidelines say the shed must match the home and not be affixed.

6. Next Meeting – Thursday, June 21 at 6 pm.

7. No executive session

8. Adjourned

**Cedar Highlands HOA
Reconciliation Detail
General Checking Account, Period Ending 05/31/2018**

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						85,425.18
Cleared Transactions						
Checks and Payments - 4 items						
Bill Pmt -Check	04/16/2018	1368	Utah State Tax Com...	X	-100.00	-100.00
Bill Pmt -Check	05/21/2018	1370	Bulloch Dirt Works	X	-640.00	-740.00
Bill Pmt -Check	05/21/2018	1371	HintonBurdick	X	-404.04	-1,144.04
Check	06/01/2018	eft	State Bank of South...	X	-25.00	-1,169.04
Total Checks and Payments					-1,169.04	-1,169.04
Deposits and Credits - 3 items						
Bill Pmt -Check	04/16/2018	1367	Linda Bennett	X	0.00	0.00
Deposit	05/08/2018			X	581.90	581.90
Deposit	05/31/2018			X	9.07	590.97
Total Deposits and Credits					590.97	590.97
Total Cleared Transactions					-578.07	-578.07
Cleared Balance					-578.07	84,847.11
Uncleared Transactions						
Checks and Payments - 2 items						
Bill Pmt -Check	03/02/2018	1359	Beth Gaines		-63.63	-63.63
Bill Pmt -Check	05/21/2018	1372	Linda Bennett		-3,000.00	-3,063.63
Total Checks and Payments					-3,063.63	-3,063.63
Deposits and Credits - 1 item						
Deposit	05/31/2018				150.00	150.00
Total Deposits and Credits					150.00	150.00
Total Uncleared Transactions					-2,913.63	-2,913.63
Register Balance as of 05/31/2018					-3,491.70	81,933.48
New Transactions						
Checks and Payments - 2 items						
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
Deposits and Credits - 1 item						
Deposit	06/19/2018				50.00	50.00
Total Deposits and Credits					50.00	50.00
Total New Transactions					-1,632.68	-1,632.68
Ending Balance					-5,124.38	80,300.80