

Cedar Highlands Homeowners Association

Board Meeting

February 22, 2018

The Directors of the Cedar Highlands Homeowners Association (CHHOA) held their monthly board meeting on 02/22/2018 at the Cedar City Library. Board Members present: Beth Gaines, Linford Nelson, Linda Stetzenbach, and Steve Swann. LynAnn Imlay was out of town due to family illness. Susan Allman, Manny Mosqueda, and Janice Swann attended as property owners.

1. Call to Order: The meeting was called to order at 5:30 pm.

2. Approval of Minutes: A motion to approve the January 2018 meeting minutes was made by Beth and seconded by Linda. The minutes were approved unanimously.

3. President's Report

Steve began the meeting by reporting that the HOA Board's attorney, Ben Reusch, has sent lien letters to property owners of 6 lots as they are delinquent in their 2017 dues. However, two of the letters were returned due to wrong address. Beth corrected one of those and that Barbara of HintonBurdick resent the notice to that corrected address.

4. Committee Reports:

Financial

a) Current Balances

-Beth reported on current balance financials from Barbara (Hinton Burdick).

b) Dues

-Beth reported that 85% of 2018 dues have been paid and that 25 lots are delinquent for 2018, and reiterated Steve's earlier report that 6 lots still owe 2017 dues.

c) Construction Refunds

- Beth reported that the owners of the recently completed houses have received their construction refunds and that is reflected in the account balance. She also reported that \$15,000 of remaining construction deposits are on residences still under construction so that money is still included in the balance.

- The Harmony Farms Water Users entry in the General Checking Account for the HOA was listed in error by HintonBurdick and this entry has been removed.

- A letter was received from owner Dan Demille with documentation of an \$800.00 check he wrote in 2002 (16 years ago) to the Cedar Highlands HOA for payment of a water meter for his

HOA property at Block 5, Lot 2. However, the HOA no longer is responsible for water-related services. Janice Seann volunteered to speak with the Central Iron County Water Conservancy (CICWC) and will report back to the Board. Steve made a motion and Beth seconded that if the CICWC decline assisting in this matter, the HOA will refund the \$800.00 to Mr. Demille. The motion passed.

- Beth will contact the Iron County Assessor's Office regarding an updated listing of property owners addresses and Manny said he would forward to Beth additional address-seeking information.

- It was brought up that the parcel numbers of Cedar Highlands' properties will be changing with incorporation so Beth will discuss this with the Assessor's Office personnel.

Architectural (ARC)

a) New Buildings

- It was reported that the Faye residence (Block 2, Lot 11) has been completed. Beth said she would send the Faye's email address so Linda can contact them for a copy of their occupancy certificate and then direct HintonBurdick to issue their construction refund check.

All residents are reminded of the CC&Rs requirements when building or making any exterior improvements/changes to their structure(s). CC&Rs and the forms to submit are listed on the HOA website (www.cedarhighlandshoa.org).

Residents also must be aware of the 60 day building moratorium in effect enacted by the Town Council of Town of Cedar Highlands January 18, 2018 (see Member Questions below). This temporary moratorium was initiated to permit time for the town Planning Commission to develop building codes and adopt woodland fire code guidelines. The moratorium is scheduled to expire on March 19, 2018. A copy of a letter describing the moratorium will be attached as an Appendix to this Monthly Board Meeting Minutes.

Fire

-Beth and Manny both said they have burn piles and asked Linford if there were scheduled dates for burning. Linford said he would report back at the next meeting.

Roads

a) Snow Removal

-Steve explained that with the lawsuit still in the Court system, there is currently no contract with Bulloch Dirt Works for snow removal or road maintenance. However, the Leavitt Insurance Group has contacted some Cedar Highlands' residents asking for copies of a contract insuring snow removal and maintenance. Steve made a motion and Linda seconded that the HOA extend

Bulloch's current agreement for hourly rates through 2018 with no penalty if the agreement is terminated by the HOA earlier. The motion passed.

-Steve reported that the sander owned by the HOA and operated in the Bulloch's pickup truck is no longer reliable. This was apparent in the recent problems with unavailability of parts that a long term solution must be investigated. Janice reported that although the repair folks have obtained a stock of parts for the short term, she agreed that another solution was needed. Steve said in just a quick internet scan he found that a new replacement "in pick up bed" sander will cost less approximately \$5,000, but the Board agreed to conduct some research and the subject was tabled.

b) Road Maintenance

-Steve introduced the possibility of widening the narrow places of the steep 17% grade to 22 feet wide and placing a berm on the open side of the road similar to what was done recently on a lower section of that segment of the main road. He said he would ask for a bid from Bulloch's and will present this at the March meeting.

5. Member Questions

-Manny asked for a letter from the Board explaining the reason for the building moratorium that could be circulated and placed on the HOA website so that there is no misunderstanding by the public and realtors with clients interested in Cedar Highlands properties. Linda agreed to draft such a statement and circulate it for Board approval and following approval it will be posted to the HOA website.

6. Next Meeting

The next meeting is scheduled on March 16, 2018 at 5:00 pm at the Cedar City Library from 4:30-6:00 pm.

7. Adjourn

The meeting was adjourned at 6:24 pm.

Respectfully submitted by Linda Stetzenbach,
Acting Secretary in Lynn Ann Imlay's absence.

TEMPORARY BUILDING MORATORIUM

Cedar Highlands, Utah’s newest incorporated town, is nestled east and in the hillside some 1200-1800 feet above Cedar City, UT. With incorporation, the residents of the Town of Cedar Highlands recognize that the population of the town will grow and currently unsettled areas of land will become sought after parcels for development. Therefore, the Town Council has established a Planning Commission of residents to assist them in developing a comprehensive plan to balance growth with preservation of rural lifestyle. This comprehensive plan will assist in the location, quantity and quality of development while preserving the property rights of land owners within the town boundaries. To accomplish this the Planning Commission and the Town council will be developing building codes, covenants, and restrictions (CC&Rs) that will help to:

- Preserve significant scenic and natural areas,
- Protect views by controlling development, and
- Improve access, fire safety, and emergency response.

However, this will take some time. Therefore, the Town Council approved a resolution that established a temporary moratorium of 60 days on new residential building permits effective January 18, 2018. The resolution can be modified to change the length of the moratorium if needed, but the desire is to quickly re-establish residential building. Unless changes are voted on by the Town council, the 60 day moratorium will expire on March 19, 2018.

Cedar Highlands HOA Reconciliation Detail

General Checking Account, Period Ending 01/31/2018

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						66,038.81
Cleared Transactions						
Checks and Payments - 8 items						
Bill Pmt -Check	11/29/2017	1347	Bulloch Dirt Works	X	-4,024.17	-4,024.17
Bill Pmt -Check	12/28/2017	1345	Bulloch Dirt Works	X	-5,000.00	-9,024.17
Check	12/28/2017	1344	Michael Tucker	X	-3,000.00	-12,024.17
Bill Pmt -Check	12/28/2017	1346	Ruesch & Reeve PL...	X	-88.00	-12,112.17
Bill Pmt -Check	01/04/2018	1348	Bulloch Dirt Works	X	-4,450.36	-16,562.53
Bill Pmt -Check	01/04/2018	1350	Larry and Dayleen M...	X	-3,000.00	-19,562.53
Bill Pmt -Check	01/04/2018	1349	HintonBurdick	X	-350.00	-19,912.53
Check	01/30/2018	eft	State Bank of South...	X	-0.90	-19,913.43
Total Checks and Payments					-19,913.43	-19,913.43
Deposits and Credits - 6 items						
Deposit	12/30/2017			X	616.95	616.95
Deposit	01/12/2018			X	16,323.25	16,940.20
Deposit	01/17/2018			X	14,938.11	31,878.31
Deposit	01/24/2018			X	13,390.68	45,268.99
Deposit	01/31/2018			X	7.74	45,276.73
Deposit	01/31/2018			X	18,640.06	63,916.79
Total Deposits and Credits					63,916.79	63,916.79
Total Cleared Transactions					44,003.36	44,003.36
Cleared Balance					44,003.36	110,042.17
Uncleared Transactions						
Checks and Payments - 1 item						
Bill Pmt -Check	01/19/2018	1351	Angel Montoya		-3,000.00	-3,000.00
Total Checks and Payments					-3,000.00	-3,000.00
Total Uncleared Transactions					-3,000.00	-3,000.00
Register Balance as of 01/31/2018					41,003.36	107,042.17
New Transactions						
Deposits and Credits - 1 item						
Deposit	02/12/2018				8,871.48	8,871.48
Total Deposits and Credits					8,871.48	8,871.48
Total New Transactions					8,871.48	8,871.48
Ending Balance					49,874.84	115,913.65