

Cedar Highlands Home Owners Association Board Meeting

Minutes

December 12, 2018

252 N. 200 W., Cedar City, Utah

APPROVED

1). Welcome by LynAnn Imlay. Jim Byler and Linford Nelson were also in attendance. Mike Brask and Reggie Tashjian were both absent due to family health challenges.

Also present were:

Cynthia Byler, Jeanne Shelton, Rob Shelton, Jim Hilton, Manny Mosqueda, Larry and Dayleen Miracle, Beth Gaines, Jim Newberry, and Mark Imlay.

Linford moved to approve the November 2018 HOA Board meeting minutes; Jim Byler seconded. All approved.

2). Communications - It was agreed that some agenda items would be postponed because of Mike and Reggie's absence.

A. Some members who were present asked about the sander; it was broken again. Jim said it should be fixed within days. Jim and Rob Shelton took buckets of sand and hand-spread it on sections of Cedar Highlands road, which really helped. It was suggested that a big pile of sand be moved from down below to up on top of our community, near the Miracle's home.

B. Discussion about letters to HOA members about short-term rentals and collections for unpaid dues was postponed.

C. Ben Reusch sent a 'disengagement letter' to the HOA Board and a request for payment. He also sent a delinquent notice that he had received because he had not sent in a state filing for our HOA. Jim said he would take care of the filing online.

3). No President's Report due to Mike's absence.

4). Committee Reports

A. Financial

I. Expenses – bills were presented from Hinton Burdick and two American Family insurance policies. Jim moved that we pay, LynAnn seconded; all voted Yay and the motion passed. The bill from attorney Ben Reusch was tabled.

A bill from Bulloch Dirt Works was \$4,647.78 for the plowing of one snow storm. (It was pointed out that a similar plowing bill from last year was \$1385 less.) Linford moved we pay this bill, Jim seconded, and all voted Yay. The motion passed.

II. Invoices for 2019 HOA dues will be generated and mailed out by Hinton Burdick. There was no discussion on the 2019 HOA budget.

B. A.R.C

I. Roger Thomas is building a home. No other report given due to Reggie's absence.

C. Roads – There was discussion about road maintenance over the years; Roger Murie's grader was the best. As a Board we are going to find/request other bids for snow removal for next year. Jim reported on the last snow storm, going out to measure then calling Bullochs. Bullochs was very responsive. Kids leave to go to school around 6:45 – 7:00 am. Some areas of Cedar Highlands get more snow than others.

A discussion about the sander ensued; about every couple of years \$2,000 is spend on sander repairs. The sander is owned by the HOA, and is placed in the pickup bed of one of Bulloch's trucks. This year's repair should cost about \$1,000. Jim Hilton offered to put info on HOA website about sand available to HOA members for them to use.

A discussion was held about plowing Right Hand Canyon. Linford offered to follow-up with Steve Platt about plowing possibilities on Right Hand Canyon Road.

D. Fire – Jim Hilton discussed the safety club. He had recently found out that fire trucks create a liability. Therefore, it would not be feasible to offer a safety club in our community. Jim Byler reported that the Cedar Highlands Town has no fire contract. He also reported that a law enforcement contract with the Iron County Sheriff's office could cost just under \$30,000.

5). Members Questions – because members had asked their questions throughout the meeting, there were no further questions.

6). Date and time for next meeting

7). Adjourned at 7:20 pm