

Cedar Highlands Home Owners Association

Board Meeting

July 26, 2018

934 E. Cedar Highlands Dr. (Swann Residence)

6 pm

1). Welcome – Board members in attendance were Beth Gaines, LynAnn Imlay, Linford Nelson, and Steve Swann; Linda Stetzenbach was out of town. HOA members in attendance were Cathy Hampton, Regina Tashjian, Ann Bersi, Julie Brask, Jim Hilton, Lorin Brown, Janice Swann, Robin Day, Larry Miracle, Dayleen Miracle, and Cary G. Wood.

2). Communications

- a. the June HOA meeting minutes were approved. LynAnn made the motion, Beth seconded, and it was unanimous.
- b. the website status is good.

LynAnn moved to amend the agenda and add 4 items; Linford seconded it. The agenda items to be considered were:

- i. LynAnn's public apology to HOA members for the way she spoke and acted at the June HOA meeting.
- ii. Discuss HOA member Larry Miracle's request that we send out 2 separate letters about short-term rentals, one to the Cedar Highlands town council and one to all HOA members, emphasizing that our CC&Rs prohibit them.
- iii. Discuss the possibility of adding to our Bylaws a clause which would limit town council members from serving as HOA Board members, to avoid conflicts of interest.
- iv. Review the Annual Meeting Notice that is going to be mailed out.

The vote was 2 yays (Linford and LynAnn) to 2 nays (Beth and Steve) so no action to amend the agenda was taken.

3). President's Report

- a. A court hearing on the lawsuit against the HOA is scheduled for August 6th, 2018, at 1:30 pm at the 5th District Court in Cedar City.
- b. Annual Meeting volunteers for the picnic: Julie Brask, Rob Yates, Regina Tashjian. The meeting will be held at the upper meadow common area, weather permitting.

4. Committee Reports

- a. Financial – the HOA general account balance is \$15,408.56, \$9,000 of which will be construction refunds that we're currently holding in reserve. Also, our attorney, Ben Reusch, has filed liens on the property of HOA members with unpaid dues.

An HOA member asked about the cost of the past 2 years of snow removal. The average costs for snowplowing for the last 2 years was \$45,000 - \$60,000.

LynAnn moved to have the HOA Board ask the town council to reverse the pre-payment of the snow removal contract; motion seconded by Linford. The vote was 2 yays (LynAnn and Linford) and 2 nays (Steve and Beth), so no action on the motion was taken.

- b. A.R.C. - nothing to review

c. Fire – it was reported that rain has helped reduce the fire danger. Chipping was asked about. Additional chipping has not been scheduled.

d. Road – Significant damage has been done to the roads recently due to rains. Jim Hilton offered to drive throughout the neighborhoods with Beth and Linda to determine the spots which would have highest priority to be repaired. The spots will be mapped and presented by the next meeting, August 16, 2018.

5). Member Questions -

a. a member asked about short-term rentals of less than 30 days. The response was that there is no recourse available to the HOA for infractions of CC&Rs except a lawsuit.

b. a member asked how to get nominated to be considered for the HOA Board election. One way is through a nominating committee, in advance of the Annual Meeting notice, and the other is to be nominated at the Annual Meeting.

c. a member asked about possible conflict of interest of anyone who might serve simultaneously on the HOA Board and Cedar Highlands town council. After a discussion it was determined that all voting HOA members will choose whether or not they deem a conflict of interest exists with their voting preferences.

d. a member asked if there are term limits for service; the answer given was no.

e. a member asked if we can clarify during meetings if we're making references to the town or to the HOA.

f. a member asked when the annual meeting notice will be ready. The answer given was after a lawyer approves it.

6). August 16, 2018 is the next scheduled HOA Board meeting.

7). Motion to adjourn by Beth, seconded by Linford. Motion passed with all yays.