

Cedar Highlands HOA Annual Meeting Minutes

September 1, 2018

Upper Meadow

APPROVED

Welcome – Beth Gaines conducted the meeting. Other Board members in attendance included LynAnn Imlay and Linford Nelson. Linda Stetzenbach was out of town and Steve Swann had resigned in August, 2018. HOA member Larry Miracle began with a reminder to be civil.

1). Communication – an update was given on the lawsuit against the HOA. A judge had recently ruled against the HOA in a motion for summary judgment, negating the HOA member's vote in 2016 that would dissolve the HOA and transfer all HOA assets to the Cedar Highlands Town after the Town's creation. Beth also made note of Steve Swann's resignation.

a. There was a reminder for all HOA members to abide by CC&Rs; see the HOA website for a complete listing. There was a brief discussion about short-term rentals, both pro and con. No action was taken.

LynAnn moved to approve July and August HOA Meeting minutes; HOA member Jim Newberry seconded the motion. Beth pointed out several typographical corrections. The motion carried, 3 yays.

2). Committee Reports

a. Financial – Robert Cox from Hinton Burdick gave a review. It included the year ended December 2017, plus a six months statement ended June 30, 2108. It was a compilation report. The cash in the bank on June 30, 2018 was \$15,308. \$9,000 of that amount is construction clean-up deposits.

b. ARC – Linda's prepared statement was read. There were 4 completed residences with deposit refunded since the 2017 HOA Annual Meeting: Velocity Homes (Fey), Bennett, Montoya, and Tucker. Two residences are under construction: Block 2 Lot 32 and Block 9 Lot 1, both under the name of Nelson. An application was submitted to ARC by Thomas, Block 2 Lot 10.

c. Fires – Linford reported that there will be burning after the snow falls. It was suggested by an HOA member that lot owners should clean up lots, whether occupied or not. On the other hand, the rights of private property rights was also championed.

d. Roads – Linda's prepared statement was read. Linda pointed out that the maintenance and winter snow removal from the roads is likely the single most costly item on the Cedar Highlands budget. Reporting of invoices for these activities have been presented throughout the year at monthly meetings.

An HOA member suggested that buying used fire equipment might be a wise move in preparing for any eventual fire hazard. Training volunteers would also be advised.

3). Voting – for two open Board Director spots. LynAnn read Linda's prepared farewell statement, then Beth spoke about her time serving on the Board. The instructions for voting, cumulatively or otherwise, that were included on the ballot mailed to each property owner, were reviewed. The floor was then opened for nominations, in addition to those whose names were on the Official Ballot: Robin Day, Regina Tashjian, and Zelpha Taylor. Mike Brask was nominated. Voting then commenced. The two who got the most votes were Regina Tashjian and Mike Brask.

4). The meeting was adjourned.