

CEDAR HIGHLANDS HOA ANNUAL MEMBERS MEETING

AUGUST 31, 2019

Upper Meadow

APPROVED

Welcome - Mike Brask called the meeting to order at 12:09pm. Other board members in attendance were LynAnn Imlay, Linford Nelson, Regina Tashjian and Jim Hilton. Mike acknowledged that this was Linford's last meeting after 24 years of serving the community on the board and thanked Linford for all he has done for the community. Mike made a motion to approve the July 29, 2019 meeting minutes, seconded by LynAnn. Vote was taken and unanimously approved.

1. **Financial Report** – the CPA from Hinton Burdick who usually attends the annual meeting was unable to attend due to another commitment. Mike presented the Compiled Financial Statements prepared by Hinton Burdick for the six months ending June 30, 2019 and Year Ended December 31, 2018. Copies of the statements were distributed to the members in attendance. The members were reminded that the financial information is on the HOA web page under a password-protected tab. The members were asked if this information should continue to be in that format and the majority agreed to keep the financials password protected.

A. **Expenses for approval-**

\$872 to Jenkins Bagley legal expense

Image Pro printing \$171.35 (paid by Mike Brask)

\$300 for mowing the meadow (paid by Manny Mosqueda)

\$9.35 computer ink & \$42.35 router = Total of \$51.70 (paid by Jim Hilton)

\$270.54 ImagePro printing, \$45.33 for envelopes & address labels, \$3.76 envelopes,

\$10.60 Goin' Postal, \$127.70 USPS= \$457.93 (paid by Regina Tashjian).

LynAnn made a motion to approve the expenses, seconded by Linford. Vote was taken. Other than Jim, Mike & Regina abstained from voting on their individual expenses, vote was taken and unanimously approved.

2. **President's Report/Communications with Members**

A. Road Options and discussion. Mike presented some of the options for the roads with the HOA and CH Town. Handouts of the presentation were distributed to the members. It was agreed to post on the HOA website for those members unable to attend. Members voiced concerns that if the town is dissolved and Iron County paves and maintains the main road, what commitment will they give that they will follow through with maintenance. The board agreed that it would be best to get something in writing from the county. Other concerns mentioned were the cost for the lot owners for road improvements. Members also expressed concerns that if Iron County does the project, the HOA will not have control over any re-direction of the road and also, the probability that traffic will increase as many people will be using the main road as a shorter route rather than Hwy 14 to Right Hand Canyon. Mike stated that this was informational only and it will take a 2/3 vote of the members for any final decision to be made.

B. CC&R Fine Schedule discussion and vote on implementation

There was open discussion among the members about the fine schedule, which was sent to each HOA member along with the ballots. A few members expressed concerns over turning neighbor against neighbor about violations; not sufficient time if a member is notified about a violation and they are out of town and the HOA board is given too much power.

It was discussed that the need for enforcement of the CC&Rs and By Laws had been addressed at almost every monthly HOA board meeting during the past 11 months; especially the issue of short term rentals which has created many problems in the community. The members were advised that STR guests have been unprepared for our winter driving conditions; have gotten stuck; have blocked the snow plow from keeping the road open and safe; have kept some members from peaceful living with loud parties late at night; have trespassed onto other members properties; etc.

The HOA board has sent letters and emails to remind members that STR's are a violation of the CC&Rs and request the practice must stop. Unfortunately, this has not successfully resolved the issue. It became necessary for the board to consult with legal counsel and draft the fine schedule in accordance with Utah law, which will hopefully deter people from violating the CC&Rs and By Laws.

The board urges neighbors to work out small differences amongst themselves. It was also pointed out that there is sufficient time built into the fine schedule with the notification and appeal process that gives members who have been advised of violations ample time to respond.

LynAnn made a motion to approve the fine schedule, seconded by Jim Hilton. Vote was taken and unanimously approved. The board will send the executed copy of the adopted fine schedule to the membership within the time frame required by Utah Code.

3. **VOTING**- There were 3 seats up for election. The 3 candidates listed on the ballot were: LynAnn Imlay, Rob Shelton and Jim Hilton. Lori Silva was a floor nomination. Each candidate had an opportunity to speak to the members.

Ballots were counted by Ankara Rosser, Ann Bersi, and Regina Tashjian. Julie Brask supervised the counting of ballots.

The results were as follows:

LynAnn Imlay, Rob Shelton and Jim Hilton were elected to serve a 2-year term on the board.

4. The meeting was adjourned.

Respectfully submitted by Regina Tashjian, HOA Secretary