

CEDAR HIGHLANDS HOA BOARD MEETING MINUTES

252 N 200 W, Cedar City, UT

April 17, 2019 at 6pm

APPROVED

1). Welcome/Quorum established – The meeting was called to order by Mike Brask. Jim Byler, Linford Nelson and Regina Tashjian were present. LynAnn Imlay was absent. Other members in attendance: Larry & Dayleen Miracle, Cathy & Jay Hampton, Jim Hilton, Manny Mosqueda, Nick Palanza, Cynthia Byler, Paul Starks, Beth Gaines, Sam Tashjian and Susan Allman. Mike made a motion to approve March 2019 meeting's minutes seconded by Linford. Vote was taken and unanimously approved.

2). President's Report

I. Status of Sander purchase- It is supposed to be available within a week.

Mike agreed to pick it up from Salt Lake City and bring it back on his trailer to save delivery expense. We saved \$1500 by using state discount and tax exempt status for purchase.

II. Sander Pledges collected- \$5725 collected to date. We agreed we will try to sell the old sander.

III. Status of snow plow for season- with the harsh winter, we have spent \$58,196, not including plow expense up for vote of payment today. The HOA snow plow contract with the town ends May 15, 2019.

IV. Short term rentals- Reggie read the letter she drafted citing the Utah Code as provided by the attorney, that will be sent to all HOA members via email and USPS mail to those that email addresses are unavailable. A few small modifications were made. We agreed it will be necessary to retain Randy Allen to finalize the fine schedule to be implemented. A member suggested in addition to the fine schedule, filing a cease and desist for continued violations. A member expressed concern that the HOA be certain STR guests are just that and not friends or family of members. Mike assured the members that the board will do its due diligence to confirm the violators of the STR.

V. \$2500 reimbursement from town for the road work that was supposed to be performed and deducted from the \$65K balance. The HOA expects the \$2500 plus the \$75 NSF fee be approved at the next town council meeting.

3). Communications

A. with members:

I. Website- positive feedback about the website. Jim Hilton is posting everything promptly and our member list is up to date with only a few members we don't have email contact information.

II. Welcome Committee for new members- it was agreed that we should

resume giving a welcome basket to all new HOA members. Patti Palanza, Susan Allman, Beth Gaines, Cathy Hampton and Reggie will be on the committee. There is currently one new member identified.

B. with Town

I. Sub-division and water rights. The town will be reviewing a subdivision ordinance which requires a geological survey and health district re: septic tanks. The CICWD contract with the HOA preserves our water rights.

C. With attorney- Jim Byler has sent another email to former attorney, Ben Ruesch with no response.

4). Committee Reports

A. Financial-

I. Expenses for approval- bills for approval for payment: Bullochs \$3742.50 for the last snow plow, the road material for the HOA Road project \$390, CPA \$400 and the lien release fee \$25. Mike made a motion to approve payment, seconded by Reggie. Vote was taken and unanimously approved.

II. 2019 HOA dues and budget- We have collected approximately \$16K delinquent dues. Financials will be in password protected area on webpage.

III. Delinquent dues- collections. Those that have not paid, we will file in small claims court.

B. ARC- Linford has 2 under construction; Roger Thomas and Henson is almost completed. No other new construction.

C. Roads- our road day was successful. Mike has discussed future road projects with Ray. Ray understands HOA funds are limited and the work we did was volunteer. Ray wants to meet with the board and experienced members to discuss future projects, including future snow plow. The culvert we dug out, needs to be replaced. Mike got a price of approximately \$500 and possibly have another volunteer road event to replace. Sunroc provided the free road base and Ray hauled up the fractured rock. The members that offered to donate to the recent road project we will ask to donate to future ones. The only expense was the \$390 for the fractured rock and the HOA will pay that amount. The members present discussed keeping the HOA money in reserve for the future and we will ask for donations for future road volunteer projects.

D. Fire & Safety

I. Fire Wise- in conjunction with CH town. Paul Starks discussed the May 4

National Fire Preparedness event. Reggie agreed to send out an email to the HOA members and work with Jim Hilton to put notice on the HOA web and FB pages to encourage participation. Mike has left over items from the HOA annual meeting to donate for the event. Discussion held regarding the equipment, scope, food, porta potty, etc to organize the event. Discussion about having future HOA sponsored fire events due to the great need in our community before it gets too hot. Also, with the extra moisture, this year the time frame may be extended into June. Fire projects take priority to any road projects due to the time limitation to conduct. Jim Hilton will be putting together a Go Pack suggested list for people to have quick access in case of a fire.

II. First Aid- tabled for next meeting.

III. Emergency Contacts – especially for those members who are by themselves, we need to establish an emergency contact list in order that we may look out for all our neighbors and encourage members to use Reverse 911.

5). Member Questions – Open Discussion. Members indicated all questions were answered during course of the meeting.

6). Date and Time for Next Meeting- need to check with LynAnn. Potential dates May 15 or 22.

7). Adjourn – Jim made a motion to adjourn at 7:58pm, seconded by Mike.

8). The board then went into Executive session

Respectfully submitted by Regina Tashjian, HOA Secretary