

CEDAR HIGHLANDS HOA BOARD MEETING MINUTES

252 N. 200 W. Cedar City, UT

February 21, 2019 at 6pm

APPROVED

1. Welcome/Quorum established – The meeting was called to order by Mike Brask. LynAnn Imlay and Linford Nelson were present. Jim Byler and Regina Tashjian attended via cell phone conference call due to snow storm.

Member in attendance was Mark Imlay.

LynAnn made a motion to approve the January 2019 minutes, seconded by Linford. Vote was taken and unanimously approved.

2. President's Report

I. SANDER - As of February 18, the HOA had \$5435 in pledges. Mike presented brochures for the different sander options and costs. The larger models require a 2 ton truck. We had a lot of conversation about the truck size and capacity size of the sander. It was agreed that it was best to stick with the largest unit we can put on a 1 ton truck. This gives us the most options in the future for vehicle choices to haul it around. We agreed it was important to get one that has local parts & service to avoid too much down time if repairs were needed in the future. LynAnn made a motion to buy the largest capacity sander that sits on a 1 ton truck, to be finalized once Mike clarifies bids and availability. Regina seconded the motion. Vote was taken and unanimously approved. Once the sander is purchased, Mike will draft a letter to post on our website to advise the members the details of the purchase.

II. Status of snowplow costs for season- We previously paid \$16,920. With the current bills of approximately \$32k, our snowplow costs for this winter are \$49K.

3. Communications

A. With members

I. Members discussion on the HOA snow plow plan- Mike is urging members to email any questions to the board as snow storm greatly reduced member participation at this meeting.

II. Website- Jim Hilton sent the board an email as he was unable to attend the meeting. Jim advised he is working on a project that will allow us to 'live chat' or 'broadcast' the Board meetings. He will try to find a provider that will give us a special deal for once or twice a

month use. Sam Tashjian has a computer at the meeting location with a webcam that may work. The provider Jim suggested to use is free and the board will be able to see the person asking a question if they have a webcam. The feed is switched back and forth to see who is talking. Jim said we might only need to buy a remote mic.

B. With Town

I. . Status of Police/Fire Contracts- the contract with Cedar City Fire Dept. was approved. The contract is approximately \$9500 and the town will also pay a yearly preservation fund fee of \$1,500. The Police contract of approx. \$29K has not yet been approved, pending a council decision.

II. Status of Town reimbursement for snow contract- \$18,750 remains due to the HOA which we expect March 1. Mike will follow up with Dani & Zelpha for the status.

III. The Utah State Auditors report dealing with the town's financial procedures- is being completed by that office. Once completed it will be a public document available to review and discuss.

C. With attorney- Short term rentals & Use of HOA lots. Mike spoke with Jenkins Bagley. He advised Mike that the board was elected to enforce the CC&Rs and we can develop fines not to exceed \$500 for members violating the short term rental rules.

Use of HOA lots will be addressed next board meeting.

4). Committee Reports

A. Financial

I. Expenses for board approval: CPA \$462.95; Post office box annual fee \$106; Bullocks \$21,253.95 and \$10,972.50. Board questioned the 11.25 hrs charged on 2/11/19 for the sander truck on INV 8619 which appeared excessive. Mike keeps track of the snowplow hours. The 2/11 storm was heavy and it took overtime hours to push all the snow. Mike stated he would call Ray to discuss the hrs for the sander f that date and request a reduction of the bill accordingly. Mike made a motion to approve payment of the above bills, subject to reduction of INV #8619 pending discussion with Ray, seconded by LynAnn. Vote was taken and unanimously approved.

II. Status of collection 2019 HOA dues and budget:

5 lots are 3+ yrs delinquent totaling \$7900.20

9 lots are 2 years delinquent totaling \$ 7668.74

31 lots still haven't paid 2019 dues totaling \$6200

We will actively pursue collection of delinquent dues beginning April 1. Small claims court limit for \$2000 or less, the filing fees are \$60. There will also be small fee for service of the complaint. The financials and budget will be posted on the HOA webpage in the Financial tab that is password protected.

B. ARC- tabled

C. Roads- tabled

D. Fire- tabled

5). Member Questions – none.

6). Date and Time for Next Meeting- Wednesday, March 20, 2019

7). Executive Session

8). Adjourned at 8:36pm.