

CEDAR HIGHLANDS HOA BOARD MEETING MINUTES

252 N 200 W, Cedar City, UT

June 24, 2019 at 6pm

APPROVED

1). Welcome/Quorum established – Mike Brask, Linford Nelson, Jim Byler and Regina Tashjian were present. LynAnn Imlay participated via phone. Other members in attendance: Greg Pierce, Larry & Dayleen Miracle, Rob & Jeanne Shelton, Bruce Backa, Susan Allman, Beth Gaines and Sam Tashjian. LynAnn made a motion to approve last meeting's minutes, seconded by Jim Byler. Vote was taken and unanimously approved.

2). President's Report

I. Plowing/maintaining of HOA roads by town- Discussion about the permission letter for the town to work on HOA roads. The agreement previously proposed by Mayor Swann, created by the town attorney, is unacceptable. Mike Brask and Regina Tashjian will meet June 25, 2019 with town council members, Susan Allman and Beth Gaines to draw up an agreement. Mike Brask made a motion that he and Regina will meet with Susan Allman and Beth Gaines to draft the agreement which will be sent to all board members for review and finalize approval via email. Motion seconded by Jim Byler. Vote was taken and unanimously approved.

Open discussion regarding plowing the roads the next snow season. The concern is that the town does not have the proper equipment for snow removal. In discussions with Ray Bulloch, he is agreeable to a rate reduction if there were a longer term contract. A member suggested that the HOA contract with Bulloch and bill the town for snow removal. There are currently many things that must be considered. It was agreed that further discussion with the town is needed and no decisions can be made at this time. Whether as a town, or if the town unincorporates, the secondary roads within the HOA will be the HOA responsibility. Prior to incorporation, Iron County as reflected in the Iron County Commission minutes had \$3M funding to engineer and chip seal the main road from Greens Lake up to Right Hand Canyon. Another HOA subdivision has recently entered into an agreement with Iron County which shows our HOA still has the ability to move forward with Iron County.

II. Status of annual board elections and nominating committee- By Laws Article V, Section 2 state the notice cannot be sent more than 30 days and not less than 10 days from the date of the annual meeting which will be held on Saturday, August 31, 2019. To date, the only members who have expressed interest to be on the board are Jim Hilton and Rob Shelton, if he withdraws from running for town council. A notice regarding the vacancies was posted on the web and FaceBook pages advising people to contact LynAnn or Regina if they are interested in running. Jim Hilton will post again.

III. The UTAH Division of Natural Resources (DNR) letter for access to common areas and individual properties was reviewed. Mike read the document and also went with Paul Starks to see the areas involved that are along the fence lines by the 2 lots the town purchased adjacent to HOA common area up to the radio shack that DNR wants to cut a fire break. There is a tremendous amount of dead wood in that area. Jim Byler made a motion to approve the DNR letter to cut firebreaks, seconded by LynAnn. Vote was taken and unanimously approved. Mike will sign the DNR form and get it to Paul Starks. We can issue free firewood permits to members allowing them to pick up.

3). Communications

A. with members – nothing at this time

B. with Town-

I. Discussion regarding the trash contract and bin issues. It was decided to keep the trash contract with the HOA at this time. Mike has 1 trail cam and will have it pointed in the direction of the trash bin, which hopefully will pick up license plates. One of the biggest issues is people dumping large objects such as couches, mattresses, etc. We expect to receive the fine schedule from the attorney shortly. Then we can buy signs fairly cheaply to post. Regina made a motion to purchase signs, seconded by Linford. Vote was taken and unanimously approved. Mike has a book of signs that he will show the board.

C. with attorney

I. Short term rentals- status of fine schedule and implementation. Mike and Regina had a discussion with the attorney Jenkins Bagley. He will give us the fine schedule and letter with instructions to implement, which we should have early next week. The simplest proof is the ad on AirBnB or VRBO. They also can track as tax collected.
II. HOA liability for any town roadwork & need for HOA being a loss payee on town liability policy. Beth Gaines advised she is following up with their insurer to confirm.

4). Committee Reports

A. Financial

I. Expenses for approval: \$384 for the bond; CPA \$800 and \$1286.99 to Southwest Plumbing for the culverts. Regina made a motion to approve payment, seconded by Linford. Vote was taken and unanimously approved. Mike will prepare invoices for Childs & Toombs \$268 each and \$321.60 for Hilton for culverts that were replaced.
II. Delinquent dues- collections efforts and suspension of voting rights – tabled as Jim Byler had to leave the meeting early.
III. CPA- tabled

B. ARC- tabled

C. Roads- discussion regarding the drainage around High Valley View Circle. The culvert in the area is plugged. Linford will take a look at it. Ray Bulloch charges \$200 per culvert to clean out.

I. Road Committee – spoke with Mark Imlay via cell phone. Regarding current town roadwork, if we add new materials to the road it must be wet down and compacted otherwise it will blow off the road. He is in process of reviewing Iron County specs.. Drainage is critical and is a huge problem as the utilities are in the ditches and they are not located at the correct depth. If we widen the roads, it will help with that issue. Mark plans to meet with Steve Platt discussing the best way forward with the road. Mark will set a date in July for first Road Committee Meeting.

D. Fire & Safety

I. Fire Wise- discuss issuing permits to people that want to cut firewood, how to manage, and potentially collect FireWise hours – tabled
II. First Aid- Discussion regarding making it a requirement that anyone operating chain saws get the proper safety gear (chaps) and hard hat and face shield.
III. Emergency Contact Lists- tabled

5). Member Questions – Open Discussion. Member questions answered during the meeting.

6). Date and Time for Next Meeting- as Jim Byler left, will email to select a date.

7). Adjourn. Regina made a motion to adjourn at 7:49pm. Seconded by LynAnn.

Respectfully submitted by Regina Tashjian, HOA Secretary

