

APPROVED

**CEDAR HIGHLANDS HOA BOARD MEETING MINUTES
252 N. 200 W. Cedar City, UT
March 20, 2019 at 6pm**

1. Welcome/Quorum established – The meeting was called to order by Mike Brask. LynAnn Imlay, Linford Nelson, Jim Byler and Regina Tashjian were present. Other members present: Larry & Dayleen Miracle, Jim Newberry, Manny Mosqueda, Cynthia Byler, Nick Palanza and Sam Tashjian. Mike made a motion to approve the February 2019 minutes, seconded by Jim. Vote was taken and unanimously approved.

2. President's Report

I. SANDER - final bid for Salt Dog with state discount & tax exempt is \$5375.18. 50% due upon ordering. It will take about 3 weeks to get. Sander pledges are \$5435. \$5250 has been collected to date.

II. Status of snow plow costs are approximately \$49K.

III. Establish fines to enforce CC&Rs for short term rentals. There are continuing complaints about serious problems caused by STR guests. After a discussion, it was decided that Regina would draft a letter from her review of materials provided to us by the attorney which will be sent to all members. To firmly establish fines, we will consult with the attorney. We will then implement the fines against CC&R violators.

IV. Retain Jenkins-Bagley for other limited areas is agreed because of the ongoing issues with STRs. Jim Byler will again contact former HOA attorney, Ben Ruesch, to schedule a meeting.

3. Communications

A. With members

I. Members – feedback received re: snowplow has mostly been positive.

II. Website- tabled as Jim Hilton was not present

B. With Town

I. Status of Police Contract- it is still pending

II. Status of Town reimbursement for snow contract- \$16,250 check was received. The town deducted \$2500 for the road work

to be done per August 2018 HOA minutes. Mike met with Ray Bulloch concerning the work performed. The HOA is disputing the reduction, as not all the culverts that were on the list were done. III. The Utah State Auditors report that is forthcoming and should be published on the town website.

4). Committee Reports

A. Financials (Bank balances will be posted on the password protected tab on the HOA website.)

I. Expenses- for board approval. The charges on the 2/16/19 invoice from Bullochs were revised and paid, as agreed during the February 2019 meeting. Other expenses received for approval: \$9854.86 to Bullochs; \$471.90 to the CPA. Jim Byler made a motion to approve for payment, seconded by LynAnn. Vote was taken and unanimously approved.

II. Status of collection 2019 HOA dues & delinquent dues- Regina is actively pursuing collection of delinquent accounts. We will attempt to collect as much as possible for another month and then will proceed with formal collection.

III. Use of CPA in the future- there was a discussion about the cost effectiveness of continuing with Hinton Burdich. Jim Byler will interview other CPAs. We will explore using CPA for limited activity such as collections and taxes, as the number of checks the HOA issues is minimal.

B. ARC- homes under construction: 2- Nelson and Roger Thomas

C. Roads- Washboard & mud issues- tabled

D. Fire- tabled

5). Member Questions – Open Discussion

6). Date and Time for Next Meeting- Wednesday, April 17, 2019 at 6pm.

7). Adjourn- Regina moved to adjourn at 8:42pm, seconded by LynAnn.

8.) The board then went into executive session.