

# Cedar Highlands Homeowners' Association

## Board Meeting

June 29, 2017

The Directors of the Cedar Highlands Homeowners' Association (CHHOA) held their monthly board meeting on 06/29/2017 at the home of Linda and Klaus Stetzenbach. Board Members present: Beth Gaines, Linford Nelson, Linda Stetzenbach, Steve Swann, and Roberta Williams. Bill Bible, Mike and Julie Brask, Ann Bersi, Loren Brown, Sarah and John Childs, Peg Hilton, and Reggie Tashjian attended as property owners.

**1. Call to Order:** The meeting was called to order at 5:30 p.m.

**2. Approval of Minutes:** A motion to approve the May 2017 minutes was made by Beth and seconded by Linda. The minutes were approved unanimously. Roberta stated that the Facebook page and website are running without any issues.

**3. President's Report:**

Steve distributed the agenda for the meeting to those who had not downloaded a copy from the website and he welcomed the guests.

3a. Steve suggested to cease having dinner served to the Board and guests in the interest of focusing on meeting business. All Board members agreed.

3b. Steve recognized Beth's request to ask for permission to post three signs giving directions to her house. One sign would be posted on her property, one on a lot owned by the Mosquedas at High Mountain View and High Cedar Highlands Dr., and one outside of the HOA boundary at the upper cattle guard. Due to the inconsistencies and concern for numerous other property owners' posting non-approved signage (e.g. "no trespassing" or "private property" or "no hunting") Linda moved to table this discussion until after the November election for Mayor and City Council and they draft ordinances for the town. Beth seconded and all approved except Linford who voted nay.

3c. Steve asked for road repair suggestions. Linford stated that the culvert at his property at Block 3, Lot 2 needs to be repaired, but it is not on his property but within the roadway. Ann Bersi also stated that the culvert that crosses under High Mountain View Dr. and empties into her horse corral area needs repair. Peg Hilton said that the grading at the intersection of High Mountain View and High Maple was better before the May grading and is now worse with numerous rocks in the roadway. Linda suggested that we hear the financial report before deciding on any further expenditures for roads.

**4. Committee Reports:**

## Financial

### - Dues

Beth reported that all 2016 dues have been paid. She also reported that 2017 dues has been collected from 93% of subdivision properties with 12 lots still owing 2017 dues.

### - Current Balances

Beth reported a current balance of \$22,139.41 in the HOA Money Market Account and \$75,608.60 in the General Account. Total Cash balance is \$97,748.01 (see attachment), but that includes \$16,000 in refundable construction monies due to homeowners when their construction is completed and all debris removed as noted by the asterisk (\*).

Linford asked what company/companies were paid last year for the design and distribution of the incorporation informational brochure. John Childs interjected that he wishes to be sure that all monies are being used for “proper purposes” according to the Codes, Covenants, and Restrictions (CCRs). Sarah Childs then stated that Linda Stetzenbach came to her house urging her to sign a petition, but Linda refuted that statement saying that she had never been to the Childs’ residence. John Childs then inserted that he does not want HOA funds to be used for the area to become a town. Further discussion was tabled.

## Architectural (ARC)

- Linda reported that the Montoyas have requested a color change for their roof at Block 4, Lot 13 to a sage green that is within the approved color palette. Linda then moved to accept the new color, Linford seconded, and all the Board approved.
- The Miracles requested a color change for their roof at Block 8, Lot 1 from brown to black, a color within the approved color palette. Beth then moved to accept the new color, Linford seconded, and all the Board approved.
- Linda then reported that a new ARC application has been received from Velocity Homes for a residence to be constructed at Block 2, Lot 11. All required information was submitted, and design requirements and color selection were within the guidelines and color palette. Linda motioned to approve the application, Beth seconded, and all approved.
- Linford submitted a sketch for new fencing for the Tran property (Block 11, Lot 4), but no application form was included and information was incomplete. Linford said that he will submit a complete form in the future.

All property owners are reminded of the CC&R requirements when building or making any exterior improvements/changes to their structure(s). CC&Rs and the forms to submit are listed on the HOA website [www.cedarhighlandshoa.org](http://www.cedarhighlandshoa.org)

## Fire

- Linford reported that there will be no chipping in the near future due to the firefighting efforts ongoing in the region requiring personnel and equipment. Linford then presented a photo, which he said was a fire plan for the board to adopt, but Steve requested that the submission include an official letter from John Schmidt (Forestry, Fire and State Lands [FFSL], Southwest Area Office) accompanying the photo with specific recommendations and the issue was tabled.

All property owners are reminded to review the “Guidelines for Clearing Property and Constructing Piles for Chipping or Burning” (see FIRE tab) supplied by the FFSL that included thinning and clearing burnable fuels from their properties and place trimmed pieces on the side of the road for future chipping efforts.

### Roads

Linda reported that the large hole on the north side of the main road below the green water tower has been filled in by Bulloch Dirt Works.

### **5. Property Owner Questions/Comments:**

- Linford stated that the HOA is not in compliance with Greenbelt specifications and cited a letter he had received concerning the need to graze cattle on the upper common area to qualify for greenbelt status. Linford then stated that because the area is not completely fenced his cows graze on HOA owners’ properties and they complain to him. Steve noted that the letter was dated 2014 and suggested that Linford direct those complaints to the Board.
- Loren Brown stated that the HOA is not in compliance with the CCRs requiring that 2/3 of the property owners vote for any changes. Steve replied that the By-laws and CCRs are in conflict. Bill Bible stated that Article III, Section C regarding transfer of property was not complied with. Mike Brask asked if the HOA can have a re-vote to dissolve the HOA at the next meeting, and asked if the property owners can revisit the incorporation issue as there is dissent. Bill then asked how to resolve these requests without filing lawsuits against the HOA.
- A petition (see attachment) was produced that had been dated June 29, 2017 and signed by eight property owners (Peter Combs, Margarete Hilton, Teri Saa, Mike Brask, Regina Tashjian, Linford Nelson, Loren Brown, and William Bible) to place Regina Tashjian and LynAnn Ellsworth as nominees for the HOA Board on the ballot to be voted on at the upcoming Annual Meeting on September 2, 2017. The petition also wanted to replace Roberta Williams immediately with Regina Tashjian. This was the first HOA meeting after closing on the sale of her property on June 7, therefore, Roberta resigned. Steve stated that

Regina and LynAnn's names would be added to the September ballot, but that he would consider replacements for Roberta.

**6. Next Meeting:**

There will be no July 2017 meeting. The next meeting is scheduled on August 9, 2017 at 5:30 p.m. at the Cedar City Library, Classroom.

**7. Adjourn:**

The meeting was adjourned at 5:30 pm.

Respectfully submitted by Linda Stetzenbach.