

Cedar Highlands Homeowners' Association

Board Meeting

April 20, 2017

The Directors of the Cedar Highlands Homeowners' Association (CHHOA) held their monthly board meeting on 4/20/2017 at the home of Steve and Janice Swann. Board Members present: Beth Gaines, Linford Nelson, Linda Stetzenbach, Steve Swann, and Roberta Williams. Jim Hilton, Fran Poole, Paul and Debby Starks attended as property owners. Deborah Bowling from Planet Ultra and Ryan Riddle, Iron County Fire Warden attended as guest speakers.

1. Call to Order: The meeting was called to order at 5:03 p.m.

2. Approval of Minutes: A motion to approve the March 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 and welcomed the guests. He explained that the agenda would include information on the Bike Race and guest speaker Ryan Riddle.

- Cedar City Fire Road 100K

Brian and Deborah Bowling handed out map to show bike race route. The red line indicated the old route. The green line indicates the new route (see attachment). The event will be held on Saturday, August 19, 2017. There is no plan to close our road. They anticipate less than 300 participants. The race will start at 7:30am and the fastest riders should be in Cedar Highlands by 9:00-9:30am. The range of riders in Cedar Highlands will be from 9:00am to 2:00pm but they expect the majority of riders to be in our community from 11:00am to 1:00pm. The race is due to end by 3:30pm in Cedar City. Signs and flags will be taken down after the race. More information on the race can be found at www.gravelgrinder.com or on the Planet Ultra Facebook page.

4. Committee Reports:

Financial

- Current Balances

Beth reported on current balance financials. She stated that one of our 2 year delinquent dues have been paid. Just over \$7,000 in dues is still owed. We have \$22,132.01 in our Money Market Account and \$70,820.92 in our General Account. Total Cash balance is \$92,952.93 (see attachment).

- ARC Deposits

We have 4 homes in the process of being built meaning we have \$12,000 in construction deposits.

Architectural (ARC)

- Linda reported that there are two ARC submissions. Block 4, Lot 13 (Angel & Laura Montoya) submitted plans to build a home. Detached garage foundation and electrical will be added now and garage building added later. Linda moved to accept the plans. Roberta seconded, and the board approved the submission. Block 8, Lot 1 (Lawrence & Dayleen Miracle) submitted plans to build a home. Linda moved to accept the plans. Beth seconded, and the board approved the submission.

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

Fire

- Ryan Riddle, Iron County Fire Warden attended the meeting and spoke at length about a new program that came into effect on January 1, 2017. Utah is shifting its wildfire strategy from reactive fire suppression to proactive risk reduction. You can read about the key points of the program at the following website.

<https://fireadaptednetwork.org/key-principles-behind-utahs-new-wildfire-policy-municipalities-risk-distribution/>

- We will contact John Schmidt to schedule a chipping date for Cedar Highlands in July or August. They are in the process of hiring seasonal workers now. Steve asked about which community has a fire prevention “best practice” and Ryan mentioned Orange County, California. Ryan said to keep filling out the Firewise Activity Recording forms for work done on your property. These can be found on the HOA website under the fire tab. Ryan will meet with new Mayor and City Council to discuss fire insurance once we become a town. The Ready, Set, Go Program has a grant program for buying a chipper for our community. The following website has updated outdoor burning ordinance information.

<https://www.ironcounty.net/department/fire/>

Roads

- Ray Bulloch has not assessed the High Mountain View near High Maple and High Oak area or given us a bid to fix that part of the road and adjust crown so it drains properly. Also, the knocked down signs have not been fixed. Linda will contact Ray to come out and view the area that needs fixing and give us a bid. Steve wants to see if Ray can fix the big hole at the bottom of the road near the green water tower.

5. Property Owner Questions:

- Debby Starks asked if we can put a cone near the big hole at the bottom of the road. Steve wants Ray to fix it ASAP instead of putting a cone in that area.
- Fran Poole asked what is killing the pine trees. Paul Starks said it may be the bark beetle. It is OK for her to remove the dead trees and plant new ones.

6. Next Meeting:

The next meeting is scheduled on May 18, 2017 at 5:00 p.m. at the Gaines home 2215 S. High Mountain View Drive (Block 11, Lot 3).

7. Adjourn:

Beth made a motion to adjourn, Roberta seconded and the meeting was adjourned at 6:20 pm.

Respectfully submitted by Roberta Williams, Secretary.