

Cedar Highlands Homeowners' Association

Board Meeting

March 16, 2017

The Directors of the Cedar Highlands Homeowners' Association (CHHOA) held their monthly board meeting on 3/16//2017 at the home of Roberta and Stewart Williams. Board Members present: Beth Gaines, Linford Nelson, Linda Stetzenbach, Steve Swann, and Roberta Williams. Mike Brask, Jim and Cynthia Byler, Janet Kosakowski, Jim Newberry, Randi Sparks, Paul and Debby Starks attended as property owners.

1. **Call to Order:** The meeting was called to order at 5:08 p.m.

2. **Approval of Minutes:** A motion to approve the February 2017 minutes was made by Linda and seconded by Beth. The minutes were approved unanimously. Roberta stated that the Facebook page and website are up and running. Peter Combs has his weather station back on line so it is working once you click on the CH Weather button on the website.

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 miscellaneous items.

- Bike Race Update

Bike race will be held in August. It was skipped last year due to a change in ownership. Fire road race organizers will attend the April meeting.

- Miscellaneous items

- ❖ Linford received a copy of his ballot from Steve.
- ❖ Steve gave 1099s to Beth and inquired about filing our taxes.
- ❖ Steve handed out reimbursement checks to Board members.
- ❖ Steve noticed that some books were taken from our community library and left in the road and snow by Janet's house.
- ❖ Steve printed out a map and gave it to Linford as he had questions about his land above the road being in the town. Linford provided a letter from State of Utah stating that current ownership of lots 2&3 in Section 36 of township 36 south, range 11 west in Iron County, Utah is pending review for Linford Nelson's ownership. The town council will need to be petitioned to release anyone from town.

4. **Committee Reports:**

Financial

- Current Balances

Beth reported on current balance financials. She stated that 88% of dues have come in and as a result we have \$22,128.25 in our Money Market Account and \$73,609.62 in our General Account. Total Cash balance is \$95,737.87 (see attachment).

- ARC Deposits

To date, the CHHOA is holding \$16,000 in refundable building deposits in its general account, which is included in the monthly account balance information.

Block 2 Lot 28: \$1,000—downed trees were never cleared after construction was finished.

Block 3 Lot 10; Block 3 Lot 13; Block 8 Lot 19; Block 4 Lot 13; Block 8 Lot 1: \$15,000 (\$3,000 each property)

Architectural (ARC)

- Linda reported that there was one ARC submission. Block 6, Lot 12 (Steve & Janice Swann) submitted a paint sample and plan to paint their house. Linda moved to accept the plan. 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

- Linford spoke with John Schmidt (Department of Natural Resources) and asked him to attend the next HOA meeting in April. Roberta will contact John to verify attendance. Linford was told that they may come up with manpower and do work in our community.

Roads

- No snow in a while.
- High Mountain View near High Maple and High Oak needs rock due to lots of mud. Need to get bid from Bulloch to fix that part of the road and adjust crown so it drains properly. Linda proposed to have Bulloch reassess area and provide quote. Beth seconded, all approved.
- A couple of signs (stop sign and 15 mph sign) and directional post sign at hairpin need fixing by Bulloch.

5. Property Owner Questions:

- Jim Newberry wanted to pass on compliments to Bulloch about doing a good job on the community roads this winter.

- Jim Newberry asked about the big hole near the green water tower. Linda brought up this same concern at the January meeting. Steve will look at it and the maps to see who is responsible for that area and come up with a plan.
- Linda mentioned that trash had been dumped by grader near green water tower and it is on our road so we need to clean it up.
- Jim Byler asked what happens to people that are 2 years or more delinquent on their dues. Steve answered that legal action is taken.
- Jim Newberry asked what kind of liability we have to non-residents using our road. Do we have adequate liability coverage for accident on our road? Linford answered no, we do not have adequate liability coverage.

6. Next Meeting:

The next meeting is scheduled on April 20, 2017 at 5:00 p.m. at the Swann home 934 E. High Cedar Highlands Drive (Block 6, Lot 12).

7. Adjourn:

Roberta made a motion to adjourn, Linda seconded and the meeting was adjourned at 5:53 pm.

Respectfully submitted by Roberta Williams, Secretary.