

## **Cedar Highlands Homeowners Association Annual Meeting** **Saturday, August 15, 2009, 11:00 a.m.**

The Cedar Highlands Homeowners Association held their annual meeting in the upper common area meadow of the Cedar Highlands subdivision, on Saturday, August 15, 2009. The meeting was called to order by President John Tully at 12:00 p.m

**Board Members Present:** President: John Tully, Board Members: Clive Newell, Linford Nelson, Manny Mosqueda, Janet Webb and Beth Gaines.

1. **Welcome:** President John Tully welcomed the members to the annual meeting and introduced the current Board of Directors. President Tully thanked those present for their service to the Association.
2. **Approval of Minutes:** Due to an over site by the Board of Directors, a motion and vote to approve the minutes of the Annual meeting held August 15, 2008, did not take place. This means a motion and vote for the 2008 and 2009 Annual meeting minutes will need to take place at the 2010 Annual meeting.
3. **Financial Report:** Richard Dickinson, Board Treasurer, presented the Treasurer's report. Financial statements covering revenue and expenses for 2006 and the first seven months of 2007 were presented. The "general" account is down from a year ago. Snow removal and road maintenance are our biggest expense. Mr. Dickinson went over various items in the report, including road costs, membership dues, collections and the costs of water system and road maintenance. Mr. Dickinson mentioned that he added roads, streets and water at \$1.00 on his report to acknowledge them as assets.
4. **Committee Reports -**

- a. **Fire:** Mr. Newell, Chairman of the Fire Committee, presented the "August 2009 Annual Meeting Fire and Safety Committee Report". This information was handed out to residents. Mr. Newell then introduced guest speaker John Schmidt from the Utah Division of Forestry. Mr. Schmidt brought along fire information pamphlets and maps of the area. Mr. Schmidt said thanks to those members who turned in fire wise forms our "In Kind" Federal funding match resulted in a cooperative effort of fifteen (15) BLM fuels crew employees along with the Forestry Service crew. They have been chipping and burning fuel breaks in the southwest common area to thin and break the continuity of fuel. They were able to purchase a \$75,000 chipper with some of the grant money they received.

Mr. Schmidt reminded residents that in case of fire, use Green Lakes Road or Right Hand fork.. Our safety area continues to be the common area where our annual meetings are held. He said that Ryan Riddle and Chief Irons of the Fire Department saw what resources were required when a fire happened off I-15 and Sage. To get information on fires, you can visit their website, [www.UtahFireInfo.gov](http://www.UtahFireInfo.gov) which Manny Mosqueda has kindly linked from our HOA website.

- b. **Architectural:** Manny Mosqueda, Chairman, of the Architectural Committee, presented the "Cedar Highlands Architectural Committee Report." This information was handed out to the residents. Our subdivision has 165 lots. Currently there are 71 homes in the subdivision, of which 2 are currently under construction. Requests have been submitted

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for one (1) new home, three (3) detached garages and one (1) carport. Manny reminded us that the architectural review requirements are on the website. Manny discussed how the values in Cedar Highlands have decreased. If you appeal your assessed value and you are granted a reduction, you will either be given a credit or a refund check. Manny graciously offered to give any owners sales information for our subdivision to use for an appeal.

- c. **Water:** Bob Havens reported for the Water Committee. Mr. Haven's, chairman of the Water committee presented his "Water Update 2008-2009" report. This information was handed out to the residents. The Board thanked Mr. Havens for his years of service and introduced our new water master, George Mason. Mr. Mason started in the water business in 1999. He explained that we are required by the State to have a certified water operator. Tom Biller will be his back-up. He will be taking 6 samples of chlorine levels per week. We are also required to test for bacteria once a month. Other required tests are done on one (1), three (3) and six (6) year intervals. He will be providing a report at each Board meeting. He reminded everyone that the HOA is responsible for issues occurring from the meter barrel to the main line. Home owners are responsible for issues occurring from the meter barrel to the house. He said anyone leaving for extended periods of time should shut their water off at the meter. You can call him if you need help locating your water meter barrel.

- d. **Roads:** Linford Nelson, chairman of the Roads Committee, presented his "Roads 2008-2009" report. This information was handed out to attendees. The board is requesting bids for a new road contractor as Jeff Hunter is going out of business. Beth spoke with Jeff Hunter about his impression of our roads. He conveyed frustration in the frequent appearance of wash-boarded areas. His thought was that because of the grade of the road, there is really nothing we can do to prevent washboards unless there is an unlimited budget. Due to limited funds, Beth recommended that we limit road maintenance to blading once in the spring and fall only. She doesn't think that any more than twice a year would be a good use of our funds and reminds those present that we do have a paved road available  $\frac{3}{4}$  of the year. Others felt that although the roads have a washboard effect in the summer, blading does help to maintain the drainage and overall constitution of the road.

We had a successful reclamation project done this year. Clive has two (2) areas in mind for reclamation next year. John Tully sent a letter to the county on April 9, 2009 asking for more signage on the road. A response has not been received.

**5. Public Comment Period:**

- a. Jacqueline Tully let everyone know that there is recycling available for everything except glass at the south end of the Walmart parking lot.
- b. Linda Stetzenbach brought up barking dogs and loud radios. She reminded everyone that sound travels down the mountain.
- c. President, John Tully informed the attendees of Linford Nelson's plan for a cluster subdivision named Capo De Monte. Mr. Nelson discussed his plan which encompasses 240 acres with a total of 42 homes; eight (8), five (5) acre lots per phase. Sixty (60) percent of the acreage would remain as an open space common area. The County Planning Division has asked Mr. Nelson to provide four (4) things: tighten up consistency

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of open space; review of geological hazards report by independent geologist; since subdivision is Summer use only, what dates right hand canyon would be open and provide CC&Rs. Mr. Nelson will work with County staff who will determine when to reschedule this on the Planning Commissioner's agenda.

Mr. Tully informed attendees that two (2) of our springs are located on Mr. Nelson's property. Building isn't allowed within the spring protection zones. To date, we have been unsuccessful at obtaining a land use agreement from Mr. Nelson.

Mr. Nelson discussed lack of movement in area he owns vs. movement within the Cedar Highlands subdivision due to water. It was requested that the Agenda, along with the meeting time and location, be posted on the website in advance of the meeting.

- d. Homeowners/Attorneys, John Child, Ann Bursi and Charlotte Bible stated they were unhappy with the work done on the redraft of the CC&Rs. They offered their assistance in reviewing and rewriting the CC&Rs. Manny Mosqueda made a motion to forego voting on the changes that were mailed out until the homeowners/attorneys could do their review and changes. John seconded the motion. The vote on the motion was unanimous.
- e. John Child questioned the form used for the voting process this year and said he did not think it was legal. He said the bylaws provide for cumulative voting. President, John Tully said the CC&Rs don't allow for it and the CC&Rs supersede the bylaws.

**6. Board Member Elections:**

- a. Vacancies were open on the board for the position held by Manny Mosqueda, Linford Nelson and Janet Webb, all of whom are running for re-election.
- b. The meeting was opened to nominations from the floor.
- c. The ballots were filled out and counted. Manny Mosqueda, Linford Nelson and Janet Webb were elected to the Board.

**Adjourn:** The meeting adjourned at 3:35 p.m.