

Cedar Highlands Homeowners Association Board Meeting April 13, 2013

The Directors of the Cedar Highlands Homeowners Association (CHHOA) held their monthly board meeting on 04/13/2013 at the home of Stephanie and Manny Mosqueda.

Board Members present: Chuck Davis, Beth Gaines, Jay Hampton, Manny Mosqueda, Linford Nelson, Linda Stetzenbach and Rob Yates. Paul Monroe and George Mason attended as guest speakers from the Central Iron County Water Conservancy District (CICWCD).

1. **Call to Order:** The meeting was called to order at 6:15 pm.

2. **Approval of Minutes:** The March minutes were amended by adding Jay's wife's name to the opening sentence and adding additional information to the Other Business section regarding mailings to PO Boxes. Motion to approve the amended March minutes was made by Manny and Beth seconded. Minutes were approved as amended.

3. Guest Reports

Paul Monroe and George Mason of the CICWCD reported on plans for future improvements to the water system for the summer of 2013. Paul stated that the CICWCD plans to 1) Install two additional fire hydrants along High Mountain View Dr. and faucets to all Cedar Highlands subdivision hydrants. They will activate the hydrants in freeze conditions to facilitate the flow of water through the water system. Installation of these hydrants will be scheduled and should only cause a minimal disruption of water to residents along High Mountain View Dr. during one Monday through Friday workday. 2) Complete installation of water meters to all residences (a process that began last year), and insulate all meter barrels by the end of summer 2013. 3) Install a concrete ring to the pressure reducing valve located on High Cedar Dr. near Block 2, Lots 14 and 15. Additionally, Paul spoke of advantages in improving the road base on High Mountain View Dr. to minimize risk of freeze-ups in the future. This will be discussed with the Board in the future.

4. Committee Reports:

Financial

a) Balances

Beth presented the financials received from Barbara Hansen (Hinton Burdick) detailing the account balances as of March 31, 2013. The balances have increased as a result of 2013 dues paid. Additional financial sheets were presented, including a listing of unpaid dues, a listing of invoices from Bulloch Dirt Works for snow removal and an invoice from Hinton Burdick.

b) Annual Dues

A lien process has begun on two properties: (Block 2, Lot 2 and Block 2, Lot 3) with dues greater than \$2000 and more than \$1800, respectively. Chuck will contact Benjamin Ruesch (Sanders Ruesch and Reeve, Hurricane, UT) regarding sending a letter to each of the property owners of three additional properties (Block 2, Lot 5 - Block 2, Lot 21 - Block 7, Lot 2) that each owe more than \$1000 in late dues. Other property owners will be contacted by HOA Board members via telephone regarding their late dues.

Roads

a) Main Road

Chuck will draft a letter of intent to the Iron County Commissioners with a copy to Steve Platt, the Iron County Engineer, detailing the HOA's plan to contribute the requested ½ of the cost for the engineering design of a main road realignment of Greens Lake Dr. through the subdivision. He will also request a check from Barbara (Hinton Burdick) to accompany the letter.

ARC

a) Construction

Jay reported that the construction of the residence at Block 3, Lot 3 is continuing, and that he will contact the owner regarding the condition of the road in front of their driveway.

Fire

a) Control Burns/Chipping

Linford reported that the Department of Natural Resources (DNR) finished with reported slash piles within the subdivision. John Schmidt, DNR, is now burning out west, but DNR will return to Cedar Highlands this spring for slash pile burning when snow is on the ground. They will also do additional trimming. Residents are encouraged to trim within their property lines, stack slash piles at the edge of the road and report their work hours and expenses on the sheet found on the webpage www.CedarHighlandsHOA.org under "FIRE." John Schmidt will have a schedule for this work at the next board meeting.

5. Other Business / Action Items

CC&Rs

The board realizes that the original CC&Rs were written in 1992 and updates are needed. For example, the water has now been transferred to the CICWCD. Chuck will review the changes that were proposed several years ago and will send that draft document to all board members. He will discuss with the HOA attorney, Benjamin Ruesch (Sanders Ruesch and Reeve, Hurricane, UT) how to best proceed with updating the CC&Rs.

Resident's Request for Tire Damage

Chuck will draft a response letter to a resident asking for compensation for a damaged tire. The HOA Board reminds residents that roads in and to the subdivision are rough and may have road hazards.

Event Request Form

Chuck presented a draft Event Request Form to be used by association members or their families who wish to use areas of the subdivision for special, non-HOA events. Minor modifications are being made to the form and Manny will post it to the web site.

Cedar Highlands Library

Rob suggested that he would construct and maintain a kiosk in the subdivision for residents to exchange books. This would serve as a "free library" and could also be used for distributing information packets to new property owners. Manny proposed that Rob draw up design plans and present them at the next board meeting. Jay seconded the motion and it was approved.

Annual Meeting

The Board reminds all property owners that Saturday August 31st has been selected as the date for the HOA Annual Meeting. Information for the picnic and meeting will be found on the web site, www.CedarHighlandsHOA.org

6. Public Comments

No public comments were presented.

7. Next Meeting

The next meeting is scheduled for May 18, 2013 at 6pm at the home of Beth and Stan Gaines 2215 S. High Mountain View Drive.

8. Adjourn

The meeting was adjourned at 7:34 pm.

Respectfully submitted by Linda Stetzenbach, Secretary.