

Cedar Highlands Homeowners Association Board Meeting

April 10, 2014

The Directors of the Cedar Highlands Homeowners Association (CHHOA) held their monthly board meeting on 04/10/2014 at the home of Manny and Stephanie Mosqueda.

Board Members present: Earl Christison, Beth Gaines, Jay Hampton, Linford Nelson, Manny Mosqueda, and Linda Stetzenbach. Rob Yates was out of town and excused. Stephanie Mosqueda was present as a non-board member resident.

- 1. Call to Order:** The meeting was called to order at 5:01 pm.
- 2. Approval of Minutes:** A motion to approve the March 2014 minutes was made by Beth and seconded by Jay. The vote to approve was unanimous.

3. Committee Reports:

Financial

a) Balances

Beth presented the financials received from Barbara Hansen (Hinton Burdick) detailing the account balances as of March 31, 2014.

b) Annual Dues

Annual dues payments for 2014 have been received from 92% of the properties. Two properties remain with multiple years past due (Block 2, Lot 11 and Block 3, Lot 6) and are being charged the 15% per year penalty. The Board will discuss sending a second follow-up letter to the owners of these properties at the May meeting. Eleven lots remain unpaid for 2014 dues.

Roads

a) Main Road

Jay reported in Rob's absence. A motion was made by Earl and seconded by Linda that rebar be placed by the HOA alongside the proposed main road realignment stakes to afford a more permanent marker until the road construction. The motion was unanimous.

b) Roads within the Subdivision

Areas of the subdivision roads that need attention should be reported to Rob for priority maintenance. Rob will report on materials for road base improvements within the subdivision and Jay informed the Board of the possibility of a donation to the subdivision of crushed asphalt by Terry Porter for road improvements. These issues will be discussed at the May meeting.

c) Fire Hydrants

The Central Iron County Water Conservancy (CICWD) recently flushed the fire hydrants which may have caused some road erosion where culverts are too shallow. Residents are again reminded to install culvert pipe across their driveway access to minimize erosion due to water runoff.

Architectural

a) New Construction

Jay reported that no new construction or renovation plans had been submitted.

b) CCR concern

Earl will draft a response to the owner of Block 5, Lot 3 regarding the color of his house not being in compliance with the CCRs. Beth and Jay will prepare a color panel to assist owners in selecting CCR-compliant exterior colors for their construction/renovation.

Fire

a) Property owner activity

Linford reported that John Schmidt (Department of Natural Resources) has crews alerted to a high potential fire season. There are currently no funds allocated for chipping as funds are being reserved for summer fire.

b) BLM burning

The BLM reported that there will be no more controlled burns due to the high fire season potential.

4. Other Business

There was a discussion of the possibility of placing a dumpster in the subdivision during the week of the Annual Meeting for use by owners for cleaning up trash and debris on their property. The location of this dumpster will be discussed at the May meeting.

5. Public Comment

There was no public comment.

6. Next Meeting

The next meeting is scheduled for May 8, 2014 at 5pm at the home of Linford and Susan Nelson in Cedar City (890 S 1750 W).

7. Adjourn

The meeting was adjourned at 6:11 pm.

Respectfully submitted by Linda Stetzenbach, Secretary.