

Cedar Highlands Homeowners Association

Board Meeting

April 6, 2015

The Directors of the Cedar Highlands Homeowners Association (CHHOA) held their monthly board meeting on 04/06/2015 at the home of Kathy and Jay Hampton. Board Members present: Earl Christison, Beth Gaines, Jay Hampton, Manny Mosqueda and Linda Stetzenbach. Linford Nelson and Peter Combs were absent. However, Peter submitted a report via email to the board.

- 1. Call to Order:** The meeting was called to order at 5:07 pm.
- 2. Approval of Minutes:** A motion to approve amended March 2015 minutes was made by Jay and seconded by Manny. These minutes were approved unanimously.

3. President's Report

Earl reported on the status of continued late dues for Lot 4, Block 9. Earl spoke with the HOA Attorney, Ben Ruesch regarding the activation of a lien for payment of 2014 and 2015 dues. However, Manny stated that indeed the HOA had implemented a lien on this property in June 9, 2014. Manny also stated that there was also a lien on this property imposed by the Central Iron County Water Conservancy (CICWC) resulting from lack of water payments. Earl also reported that Mr. Ruesch said that the property owner would like to have a payment plan drawn up by the HOA so that the two years of dues could be paid installments. However, the history of lack of dues payments and the lack of payments to the CICWC has resulted in two liens on this property. Also, the Board members did not believe the HOA is obligated to have the HOA attorney construct a payment plan for the property owner. After discussion a motion was made by Jay and seconded by Beth to have Mr. Ruesch inform the property owner of the need for full payment with late payment penalties, and HOA attorney fees by October 15, 2015 or the HOA will initiate foreclosure on the property. The motion passed unanimously.

The letter to the property owners with loose and menacing dogs that resulted in letters of concern to the HOA board was mailed. The letter to the property owners included the two letters of concern and Section 10 of Article VIII "Uses Permitted and Prohibited" from the HOA Codes, Covenants, and Restrictions (CC&Rs). No response has been received to date from the property owners.

Earl was again contacted by Beehive Broadband requesting a contact list of all Cedar Highlands Subdivision property owners so that they could explain their services to residents. Earl restated to them that the HOA Board would not provide such a contact list to commercial entities.

Earl proposed that the Board continue to discuss the County's proposed road re-alignment and HOA Board member points of concern. The Board agreed to have an ongoing discussion.

Manny presented the draft "Highlands Message" to be sent to all property owners during the year. This flyer has information on the road maintenance, CC&Rs, and other timely topics for property owners.

Earl concluded his report stating that Louise Saw will address the Board at the May meeting concerning Public Health.

4. Committee Reports:

Financial

a) Balances

Beth received from Barbara Hansen (Hinton Burdick) the account balances as of March 31, 2015 that included all checks written to date and the last invoice for recent snow removal.

b) Annual Dues

Beth reported that Hinton Burdick has listed 93% of lots paid their dues for 2015 and that the one lot owes 2 years of dues (see above President's Report). Property owners are reminded that the overdue penalty began on 02/01/2015.

Roads

a) Snow Removal

Jay confirmed that the latest billing for snow plowing had been submitted and paid.

b) Road Maintenance

Jay reported he received a bid from Bulloch for main road maintenance of grading and application of road base this spring/summer. This will include the main road from the lower pavement to the upper pavement (Kolob road). As the bid was less than anticipated Jay will have Bulloch include additional grading of the side roads within the subdivision.

c) Proposed Road Re-alignment

Jay stated that no recent information has been forward concerning the proposed road re-alignment.

Architectural

a) New Buildings

Manny reported he had an update, including swatches of paint and roofing material, from the property owners of Block 3, Lot 1 who will be painting and expanding their outbuilding. Beth proposed a motion to accept their color choices and Linda seconded. The motion passed unanimously. Manny also was in contact with the owners of Block 3, Lot 10 who will be beginning construction this summer. They have detailed the wooden siding and wood finish, but will be submitting the trim and roof colors shortly. Beth reported that the owners of the property in Block 11, Lot 1 have had a large “footprint” spray painted on their lot designating the future site of their house. Plans are to be submitted soon.

All residents are reminded of the CC&Rs requirements when building or making any exterior improvements/changes to their structure(s). CC&Rs and the form to submit are listed on the HOA website (www.cedarhighlandshoa.org).

Fire

a) Bureau of Land Management Burning

Peter submitted a Fire report via email to the Board detailing that the Bureau of Land Management (BLM) had recently burned some piles within the subdivision. However, the BLM had determined that some piles reported on Fire Abatement Forms were not safe for burning and would have to be moved by the property owners to the upper common area or otherwise disposed of by the property owners.

Board reminds property owners that in-kind forms for fire suppression activity are located on the HOA website (www.cedarhighlandshoa.org) under the FIRE tab. Completed forms are to be submitted to Peter (peter.combs@gmail.com) so the HOA can be credited for the work performed by property owners.

5. Other Business

Welcome Wagon – Beth submitted a final draft for the Welcome Wagon brochure including a color photo. This brochure contains useful information for new owners such

as the telephone numbers for the Iron County Sheriff's Office and the CICWC, the HOA website address that will link to fire information and the fire abatement form, and the Board contact information. The brochure also includes information on utilities that service the subdivision and the Little Free Library. Earl asked that all Board members proof the brochure for the next Board meeting.

6. Next Meeting

Although the May meeting had been previously scheduled, this selected date conflicted with Board member commitments and will have to be rescheduled. Earl asked Board members to check their calendars for a possible meeting date of May 21st and communicate via email in the next weeks.

7. Adjourn

The meeting was adjourned at 6:40 pm.

Respectfully submitted by Linda Stetzenbach, Secretary.