

Cedar Highlands Homeowners Association

Board Meeting

April 21, 2016

The Directors of the Cedar Highlands Homeowners Association (CHHOA) held their monthly board meeting on 04/21/2016 at the residence of Beth and Stan Gaines. Board Members present: Peter Combs, Beth Gaines, Jay Hampton, Manny Mosqueda, Linford Nelson, Linda Stetzenbach and Steve Swann. Property owners Roberta and Stu Williams, Phyllis and Colin Irvine and Janice Swann were also were in attendance.

- 1. Call to Order:** The meeting was called to order at 6:30 p.m.
- 2. Approval of Minutes:** A motion to approve the March 2016 minutes was made by Manny and seconded by Beth. The minutes were approved unanimously.
- 3. President's Report**
Steve stated the goals for the evening's meeting included committee reports, a review of the roads repair bids, and a discussion of the proposed incorporation proposal and June meeting.
- 4. Committee Reports:**

Financial

Beth reported that 2016 dues were still owed on 9 properties. Two of those properties owe 2 years of dues, one owes 2015 dues but has paid 2016 dues, and 6 owe 2016 dues. The HOA will follow up with Ben Reusch (HOA attorney) on the properties owing 2 years of dues. Peter will call Block 10, Lot 5 and Beth will call Block 9, Lot 2 to remind them of dues owed. Tracking the budget was discussed. Peter made a motion to approve \$200 for the removal of snow and ice on a section of Right Hand Canyon road to allow access to our subdivision. Linda seconded it. The motion passed and an invoice will be sent to Barbara for payment.

Roads

a) Road Maintenance

Jay said that he had received bids from Bulloch's Dirt Works and from Mel Clark. The bids, using state approved road base material, grading, reclaiming existing materials, crowning, rolling and wetting of materials from Bulloch was cheaper by the ton. This work will cover the road from the green water tank at the bottom of the dirt road, up to the intersection with Right Hand Canyon road.

Linford proposed that an additional \$10,000 be added to the bid for side road work within the subdivision and Jay seconded. Road work will commence on May 1st and should be finished by the 15th. The motion passed. Plans for additional road work including more grading in the Fall to prepare for Winter was tabled until the September Annual Meeting

Architectural (ARC)

a) New Buildings

Manny reported that there were two ARC submissions. Block 11, Lot 1 submitted construction plans that meet the CCRs. Linda moved to accept the plans. Jay seconded, and the board approved the submission. Residents at Block 4, Lot 10 submitted plans to repaint the exterior of their residence with the same colors which meet the HOA color pallet. Jay moved to accept the submission. Beth seconded and the motion passed.

Discussion of the defensible space fire pamphlet included the suggestion that we include this information on the HOA website. Steve made a motion and Peter seconded that Manny include a pdf file fire pamphlet on the HOA website along with the ARC submission form to assist residents in planning their exterior landscaping.

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 forms to submit are listed on the HOA website (www.cedarhighlandshoa.org).

Fire

Linford reported that John Schmidt (Coordinator for the Wildlands/Urban Interface for the Southwest Area of Utah Forestry, Fire, and State Lands) was preparing a fire plan for the HOA in Cedar Highlands Subdivision and Linford should be reporting on that plan at the May board meeting. Steve will speak with the Porters regarding the piles of wood near their fence and the potential fire hazard due to the height and breadth of their piles. With fire season approaching, Peter has been conducting a risk analysis with prioritization on future suppression activity.

Future Plans for incorporation of the Subdivision

Steve distributed the latest brochure, a draft letter to all property owners and a draft petition to the Utah Lieutenant Governor including a legal description, a survey map of the area under discussion for incorporation, a draft signature page for property owners and a section for Utah registered voters. Improvement of the roads, leading to increased property values, emergency services, and fire suppression are leading the drive for incorporation. Attending property owners were helpful, with ideas for improving the documents and suggestions for changes to be made. Steve will incorporate these changes into a final draft to be emailed to board members.

A special meeting for association members has been scheduled for June 11th at 11 am at the residence Rob and Darcy Yates at Block 4, Lot 17 to vote on possible HOA Dissolution. Linda, with assistance from property owners Roberta and Stu Williams, and Janice Swann, will set up for the meeting and arrange for sign-in sheets.

Annual Meeting

The Annual Meeting of the HOA is scheduled for September 3rd at 11 a.m. with a potluck picnic. More information to follow.

6. Next Meeting

The May meeting is scheduled for 05/19/2016 starting at 5:30pm at the home of Jay and Cathy Hampton (Block 8, Lot 2).

7. Adjourn

The meeting was adjourned at 8:27 pm.

Respectfully submitted by Linda Stetzenbach, Secretary.