

CEDAR HIGHLANDS HOA BOARD MEETING MINUTES**Wednesday, April 21, 2021 at 6 PM**

Virtual Meeting

1. **Welcome/Quorum established** – The meeting was called to order by Mike Brask. LynAnn Imlay, Jim Hilton, Rob Shelton and Regina Tashjian were in attendance. Other members in attendance were Kevin Bridges, Steve Danto, Mary Janes, Jim Grimes, Danny Banner, Larry Miracle, Angel Montoya, Ankara & Bill Rosser, Monica & Tom Wooten, and Phillip Miller and Non-member Valerie Nester. Mike made a motion to approve March 2021 meeting minutes, seconded by LynAnn. Vote was taken and unanimously approved.

2. **NEW BUSINESS**

A. Discuss/Motion/Vote- Policies & Procedures Manual. LynAnn & Reggie are working on policy 1. It has not been completed or posted, so no vote can be taken at this meeting.

B. Recording Judgement with Iron County Recorder's office follow up. Reggie called Iron County Court Clerk. The judgment is not recorded with Iron County Recorder. The cost to obtain a certified copy from the court and recording it with Iron County is \$65-75. It was brought up that the benefit of recording is that right now, the only thing that comes up in a records search is the notice of vote for dissolution of the HOA. The judgment will clarify that dissolution of the HOA did not occur. Mike made a motion to obtain a certified copy of the Iron County court judgment and file it with the Iron County Recorder's office with cost under \$100, seconded by LynAnn. Vote was taken and unanimously approved.

C. Fill board vacancy, ARC and Fire & Safety. Jim Hilton has resigned his board position due to health issues. Kevin Bridges has assumed the webmaster responsibilities. Mike spoke with Roger Thomas about handling ARC. Roger is extremely qualified to handle. Larry Miracle will handle any conflict involving any construction by Roger, or to back-up Roger if he is busy. Tom Wooten volunteered to assist with ARC as well. Mike made a motion for Roger Thomas to handle ARC, seconded by Rob Shelton. Vote was taken and unanimously approved. Agreed to post the vacancy on the website and FaceBook page for any member who would like to come forward to be considered at the next meeting. We appreciate Jim's many contributions as a board member, webmaster, Arc, Fire & Safety and water.

3. **PRESIDENTS REPORT** – George Colson, Iron County Emergency Manager, was to attend our meeting to discuss the multi-agency wildfire simulation scheduled for April 30. Unfortunately, Mr. Colson is ill and unable to attend. Per Reggie's conversation earlier today with Mr. Colson, the exercise will be 1 day and focus on evacuation of homeowners and triage of up to 7 homes involving fire equipment. People should remain in their home until sheriff deputies order the evacuation and provide instructions of where/how to go. The fire chief wants a minimum 20 homes to evacuate. Reggie will communicate additional information as received. Last year the forest service cleared a lot of brush and overgrowth around the subdivision. We were told during the board's recent meeting with Mr. Colson and the fire chief, more cutting is planned this summer

because of the Shurtz Canyon campground to alleviate the burn load. The board was told the most likely event would be for a fire to come up the canyon which could easily burn 300 feet per minute. Mike encouraged everyone to read the READY, SET, GO brochure that was attached to the email sent to all members about the upcoming wildfire exercise. From past FireWise events, many members are aware of the fire risk and have cleared their lots. Addresses should be visible for emergency responders. Member brought up that their house is up by the meadow, yet the physical address is listed on the road below. Member asked about clearing this lot and chipping. Mike advised chipping is usually done by the fire service once or twice a year, which they try to do before fire season. The Iron County landfill allows cuttings to be dumped at no charge. The wood to be chipped should be stacked close to the ditch but not blocking the ditch or interfere with water flow.

4. **COMMUNICATIONS**

A. **With members** – Discussion about the best way to alert members of a fire or other emergency. Having members download the Everbridge app is one of the best ways. Jim Hilton and Kevin Bridges are looking into capability of sending text blasts as well. The other app is “wildfires near me” that reports on any fire in Iron County.

B. **With Iron County** - the counters are back on the road to give them more data on road usage.

C. **With attorney** - Mike will schedule a meeting with Justin Wayment to discuss delinquent accounts. Either LynAnn or Reggie will go with Mike.

5. **COMMITTEES:**

A. Financial – Mike presented the monthly financial report. Reggie made a motion to approve the financials, seconded by LynAnn. Vote was taken and unanimously approve.

1. Discuss/Motion/Vote- only current invoice is \$315 from Bullochs for sanding. Reggie made a motion to approve, seconded by Rob. Vote was taken and unanimously approved.

B. **ARC**

1. Discuss/Motion/Vote ARC applications.

Dean Larsen submitted an application with plans for solar panels on the roof. Discussion whether an ARC fee is required. As there should be no impact on the road for a one-day installation, no ARC deposit will be requested. It is the contractor’s responsibility regarding snow load, not the HOA. We have disclosed the mountain conditions to the homeowner. An Iron County building permit is required. Reggie made a motion to approve the ARC application with no deposit, seconded by Rob. Vote was taken and unanimously approved.

2. Discuss/Motion/Vote on construction deposit issue Block 9, Lot 1- Mike spoke with Linford and the homeowner and was advised the work is not completed, as previously advised. The concern is how the water dumps into the culvert and it

not being the proper size to handle the runoff. Mike made a motion to rescind the prior vote to return the deposit until the drainage work is done and hillside re-seeded. Motion seconded by Reggie. Vote was taken and unanimously approved.

Block 2, Lot 34- the siding on the container has not been done. The homeowner is aware that the ARC deposit will not be refunded until the work is completed. Reggie will call or send an email to the member to ask for a time frame for completion.

C. Roads - Iron County put the counters back up and they sent up a survey truck as part of their engineering study over next few months. The road by the water tower still has damage from the leak. Mike will follow up with CICWCD regarding the gravel they promised us to put it back in the shape it was prior to the leak. We put down 2 inches of gravel prior to the leak.

Mike was unable to get Iron County to donate material for the main road. The county engineer told Mike they require a 33 foot wide drivable road and 45 foot easement, which can have utilities. The roads that are narrow will require much more effort. We need to find out if they can be widened over utilities or if they need to be moved.

Continued discussion on where to focus the money for road repairs. We have previously agreed that putting a lot of money into the main road when the work lasts 2-3 weeks at best, is not a good use of HOA funds. The approximate cost to fill the potholes and grade the main road is \$10K. To repair the secondary road will be about \$40-50k. If we grade the main road, put down material, roll and water it, the cost will be about \$15-20K. Some of the bigger rocks need to be removed as they tear up Ray's equipment. A quick grade is \$3-4K, but it does not do much and is very temporary. Years ago, Iron County did one grade. LynAnn will reach out to Iron County Road Manager to see if they are willing to do one. One option is to grade the main road only from the cattle guard up to Right Hand Canyon and suggest members use Right Hand Canyon during the summer months and do nothing below the cattle guard. Mike will speak with Ray for cost of minimal work on the main road below us and concentrate on the secondary roads and main road within the subdivision. He will also ask Ray to put us on his schedule. Mike will advise the options in our May meeting and then we can decide on the priorities.

Member asked who designated the main road as ATV and if it could be rescinded. BLM designated the road an ATV trail but are unwilling to contribute to its repairs or maintenance. Mike suggested to get the sheriff involved to support and enforce the 15 mph posted speed and that ATV driver's have a valid driver's license. Larry Miracle will draft a petition to file with BLM to eliminate the ATV designation. LynAnn will review it before it is circulated.

Jim H found 2 documents: In 1991, Cedar Land Title Quit Claimed the main road from old cattle grade to Right Hand Canyon to Cedar Highlands Development Corp. Soon after in 1991, Cedar Highlands Development Quit Claimed that road to Iron County. The road below the cattle grade is a Title 5 assignment from BLM to Cedar Highlands to use and is now to be reassigned to Iron County as well.

Reggie will go to the Iron County Recorder's office to verify the 2 Quit Claim were recorded.

Member discussed High Mountain View and High Valley View intersection that gets flooded out and needs a culvert. The end of High Mountain View that becomes BLM land needs fill dirt for access for fire service. We are not sure who is responsible for the road that leads to the BLM gate. The culverts on member's property are their responsibility. The HOA is responsible for culverts that cross the road. Member will email a map of the area to the board with suggested work. Discussion about the road on High Mountain View damage due to the berm that diverted the overflow of water to the middle of the road. Jim H offered to walk the area with LynAnn and show the video taken during the flash flood in order that a conversation could begin with the homeowner to resolve the issue.

D. Fire & Safety – Discussion about having a FireWise community event. After the wildfire simulation April 30, there may be some work the various agencies will do for fire mitigation. Mike's concern about having an HOA sponsored event, is that some people may not have the experience or proper safety gear and a serious injury could occur. Some neighbors are talking about hiring professionals to do the work. That may be a better way to clear lots. Those hours or invoices qualify for FireWise matching funds. Those funds goes towards the cost of chipping and clearing of common areas by the forest service.

E. Website – Kevin developed the new website which is managed under Go Daddy account. Kevin is working with Jim to move everything over to new site and working on text and email. Annual cost will be in \$300-500 range for website, text and email. It was agreed to use the HOA debit card for auto-payment. LynAnn made a motion to switch over to new website, seconded by Reggie. Vote was taken and unanimously approved.

F. Water – Mike will follow up with CICWCD regarding the gravel.

6. **MEMBERS QUESTIONS**– questions were addressed during the meeting.

7. Date and Time for Next Meeting – May 19 at 6pm

8. Meeting Adjourned at 7:37pm to Executive Session

Respectfully submitted by Regina Tashjian, HOA Secretary