

Cedar Highlands Homeowners Association Board Meeting
2323 S High Aspen Dr., December 10, 2011 at 6:30 p.m.
Clive and Shelly Newell's Home

The Cedar Highlands Homeowners Association Directors held their monthly board meeting on December 10, 2011 at 6:30 p.m. at the home of Beth and Stan Gaines.

Cedar Highlands Board Members Present: John Tully, Beth Gaines, Manny Mosqueda, Jay Hampton and Clive Newell. Shawn Mollus and Linford Nelson were absent.

Others Present: Tom Kosakowski, Janet Webb, Stan Gaines, Richard Dickinson and Chuck Davis.

The minutes were taken by Clive Newell.

1. **The meeting was called to order at 6:30 p.m. Welcome and Introduction of visitors –by John Tully**
2. **Approval of Minutes:** Manny motioned, Beth 2nd. October Minutes were approved unanimously.
3. **Nominations of board member positions:** John Tully – President, Manny Mosqueda – Vice President, Beth Gaines – Treasurer, Shawn Mollus – Treasurer, Clive Newell –Secretary.
4. **Committee Chairs:** Clive Newell - Fire, Jay Hampton -Roads, Chuck Davis -Architectural & Manny Mosqueda to help.
5. **Committee reports**
 - A. **Financial Report--Beth**

Beth reviewed account balances as of 11/30/2011. Board members reviewed budget and approved new budget for 2012. The HOA voted for an increase of approx. 10.5%. Clive Newell motioned to approve and Shawn Mollus 2nd. Motion was approved unanimously.
 - B. **Water—** Water is now maintained by the Water District and 2 water breaks were repaired.
 - C. **Roads—** Road signs discussion ensued. No dust abatement estimate available. Road to tank work completed. Manny Mosqueda motioned to get road improvement bid from block 12/lot 1 to block 10/lot 5 on main road. 2nd by Clive Newell. The motion was approved unanimously.
 - D. **A.R.C.— Manny/Chuck:** Lot 6 Blk. 8 shed plans were approved. Manny would like a follow up call in addition to email, fax, and snail mail on application submissions, do not assume electronic or other type of correspondence was received.
 - E. **Fire-Clive:** Follow up with John Schmidt on burn plan and tree trimming/removal along the main road.
6. **Legal Issues:**
 - A. James Yost Collection Status. Non-Judicial Foreclosure recommended by CHHOA Attorneys; Jay motioned to approve and Shawn Mollus 2nd. The motion was approved unanimously.
 - B. Beth motioned to continue using Hinton Burdick for accounting services, seconded by Linford Nelson. Motion passed, and John Tully signed a letter of engagement for another year of services.
7. **Public Comment Period:** no public comments received
8. **Action Items:**
 - A. Clive – Send Minutes to Manny to reformat.
 - B. Jay, Chuck, John to meet with county regarding signs, safety and road improvement.
 - C. Jay to contact Ray about sand and snow removal.
 - D. Beth/Manny to edit minutes.

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E. Beth to check water escrow account.

F. Beth to update 2012 Budget.

G. Manny to provide link from CHHOA website to County for new amended building codes.

H. Chuck to attend water district meetings.

9. Date, time and location of next meeting: 1/14/2012 6:30pm at Stan and Beth Gaines House.

10. Adjourn- Motion made by Clive to adjourn the meeting, seconded by Jay. The motion was approved unanimously. Meeting adjourned at 8:36 p.m.