

# Cedar Highlands Homeowners Association

## Board Meeting

December 3, 2015

The Directors of the Cedar Highlands Homeowners Association (CHHOA) held their monthly board meeting on 12/03/2015 at the home of Klaus and Linda Stetzenbach. Board Members present: Beth Gaines, Jay Hampton, Manny Mosqueda, Linford Nelson, Linda Stetzenbach, and Steve Swan. Peter Combs was unable to attend.

**1. Call to Order:** The meeting was called to order at 5:56 pm.

**2. Approval of Minutes:** As there was no November 2015 meeting, a motion to approve the October 2015 minutes was made by Beth and seconded by Steve. The minutes were approved unanimously.

### **3. President's Report**

Steve opened his President's Report by stating that he had advised Ben Reusch (HOA attorney of Sanders, Reusch, & Reeve, PLLC) to initiate foreclosure on the property at Block 4, Lot 9 in accordance with previous Board decisions regarding the delinquent dues owed on this property (See August 2015 minutes.) Ben stated that this action has been taken.

Steve re-opened the topic of the need for an HOA Bylaw review/rewrite and Code, Covenants and Restrictions (CC&Rs) review/rewrite. The Board agreed that Ben Reusch should be contacted and tasked to review these two documents and suggest rewrite/changes to bring these documents up to date for the subdivision. Linda moved, and Beth seconded a motion to have Steve speak with Ben and to cap the expenses at \$4,000. The motion passed.

Steve also asked Manny to update the website contact information in all locations where Board members are listed to include the Welcome Wagon. Manny agreed.

### **4. Committee Reports:**

#### Financial

Due to the early monthly meeting the account balances and other November 2015 financial records had not yet been received from Barbara Hansen of Hinson Burdick.

Discussion of the 2016 dues followed with Linford introducing a motion, seconded by Jay, and approved by the Board to keep the 2016 dues at the same rate of \$440.

## Roads

### a) Road Maintenance

Jay said that due to the early snow season, road maintenance will be delayed until the spring. Jay also reported that Bulloch's Dirt Works, who performs snow removal for the subdivision roads, has suggested using salt instead of sand on the steep areas of the main road. The Board agreed to have them try this to see if this would reduce those icy sloped areas. Property owners are reminded that the HOA only pays to have the subdivision roads plowed and that individual property owners are responsible for snow removal on their property. Drivers are also reminded that winter driving on subdivision roads requires 4-wheel drive with traction tires that will stop on snow or ice, or chains.

## Architectural (ARC)

Manny reported that there are several new owners of residences in the subdivision and he will send the new contact information to Barbara at Hinton Burdick for their records. He will also send Beth and Susan the new owner contact information so that the Welcome Wagon can contact new property owners.

Manny said that there were no new house or renovation applications submitted. 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](http://www.cedarhighlandshoa.org)).

## Fire

Linford said there was nothing to report on fire suppression activity.

## Future Plans for the Subdivision

Steve updated the Board on ideas for the subdivision to consider improving the main road through the subdivision. The Board will report to the property owners when there is a detailed and cohesive option or options.

## **6. Next Meeting**

The January meeting is scheduled for 01/21/2016 starting at 5:45 pm. The Board will be inviting Ben Reusch and perhaps others to attend. The meeting location will be determined and when finalized will be listed on the website ([www.cedarhighlandshoa.org](http://www.cedarhighlandshoa.org)).

## **7. Adjourn**

The meeting was adjourned at 7:45 pm.

Respectfully submitted by Linda Stetzenbach, Secretary.