

Cedar Highlands Homeowners Association Board Meeting
1147 Cedar Highlands Dr., Cedar City, UT February 19, 2010 at 6:00pm

The Cedar Highlands Homeowners Association Directors held their monthly board meeting on February 19, 2010 at 6:00 p.m. at the home of Stephanie & Manny Mosqueda.

Cedar Highlands Board Members Present: Manny Mosqueda, Linford Nelson Clive Newell, John Tully, and Janet Webb. Absent were Beth Gaines and Gary Rosenfield.

Others Present: George Mason and Regina Tashjian.

The minutes were taken by Janet Webb.

1. The meeting was called to order at 6:04 p.m.; Welcome and Introduction of visitors – John Tully

2. Approval of Minutes: Janet made a motion to approve the January 2010 minutes. Manny Mosqueda requested, “The ARC report is included” under the Architectural Report section be removed and then seconded the motion. The vote on the motion was unanimous.

3. Financial Report and Check Register

A. Annual dues and balances-

In Beth’s absence, John reported that approximately 1/3 of the dues have been collected. Our bank balances are low right now which is normal for this time of year. Two checks have been signed in error due to miscommunication. Therefore, checks won’t be signed until after the monthly Board of Director’s meeting each month where bills/invoices can be reviewed for approval.

4. Committee Reports:

A. Fire – Clive Newell

Clive sent an e-mail to John Schmidt of the Utah Division of Forestry. He requested that their agency hold a mock fire drill to enable them to practice coordination of resources with several other agencies. This wouldn’t be able to happen until the warmer months, provided their budget allows for this.

B. Architectural Report – Manny Mosqueda

Manny reported there are 71 homes in the subdivision. He stated that the home at Lot 1 Block 3 may be sold and be closing on the 3rd of March. Perspective new owner is aware of the past due HOA dues which would be paid at closing.

C. Water Report –George Mason/John Tully

1) **Power to Well-** The correct power panel has been installed. The building inspector is scheduled for Monday. If it passes, they will notify Rocky Mountain Power who will complete the final connection. This could take a few weeks. It’s possible to have power by March.

2) **Nolte Master Plan-** George and John received copies of the draft Water Master Plan Report. They were also presented an invoice for the preparation and drawing of the pump house, which includes representation of the plan to the State. The plan and invoice are being reviewed by George and John who will be meeting with Nolte again for further clarification on both. They will try to get extra copies so the remaining board members can review the report too. There are apparently several errors and omissions in the report.

3) **Scata System-** George stated we have the components we are paying for and he has begun the installation process. We should be on-line by the end of the month for remote monitoring of water levels. John showed us a pressure sensor. George said after discussing installation of the sensor with many experts, it was determined that

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the most efficient placement of the pressure sensor, to prevent freezing, is in the water line on the outflow just below the tank. It will temporarily be installed in the pump house until the snow is gone and we can dig to install it in the water line below the tank.

- 4) **Central Iron County Water District-** John is going to make a request to the Water Conservancy District to write a letter in support to be added to our Master Plan presented to the state.
- 5) **General-** Water samples for bacteria continue to come back clean. Chlorination levels continue to be monitored. Both water tanks are remaining full and continue to have a good run off.

The owner of lot 8, block 6 contacted George due to low or no water flow at her home. When George arrived, Roger Smith was already there checking the home owner's side of things. It took 4 or 5 days to figure out the main line in the street was frozen.

George contacted Terry Smith of the Rural Water Conservancy District for free assistance since we are members. Prior Water Master Bob Havens was present and gave input and volunteered to remove some snow off the PRV covers with his back hoe. George stated the frozen line is due to correctly working PRV's and very low usage of water on that street as several homes are not lived in.

The problem was resolved at this time by turning off the functions on the upper PRV to restrict flow and increased pressure on the lower PRV. This simply means for the time being, her water source will come from below where as it usually comes from above her home. They were able to get approximately 25 lbs of pressure for now. Without knowing where the freeze in the ground is, this solution was the most viable for this time of the winter.

George should have the 2009 year end water usage report completed by this weekend. George reminded us that he will be attending the Rural Water Conference in March. We had previously agreed to pay the fee. John and Janet attended last year. If a pass is available, John would like one board member to volunteer to go to represent CHHOA.

The Board, Linford included, agree it makes more sense to work out an amicable solution for protecting spring sources 5 and 6 which are located within land owned by Linford. There are several ways it could be handled: i.e. eminent domain, condemnation, land use agreement or land swap. John will contact Scott Hacking or Paul Right of DEQ to obtain the potential acre size needed for protection. To be continued.

D. Roads – John Tully – Stephanie of Hinton Burdick has scanned all the invoices for snow removal work. Since January, we have received a grand total of \$20,300 in invoices for snow removal and road sanding. So far it has been a snowy 2010.

5. **Other Business/Discussion** – Per the County Planning Commission meeting held on February 4th, a proposal was made to change the zoning surrounding the acreage around Cedar Highlands subdivision to A20 (Agricultural). Because we are an existing, deeded, platted subdivision zoned R-5, and will remain so; this change does not affect us. Nor does it affect our water rights, taxes, land or home values. Per Todd at the Building Department, temporary building restrictions have now been placed in areas considered high risk throughout Iron County. These temporary restrictions are being put in place for two to three months until new building ordinances are considered. Although the temporary restriction could be extended beyond 3 months, law requires it be lifted after six months.

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6. Public comment period- No public comments were received.

7. Action Items:

- a. Manny completed his research on liens. New liens should be prepared each year with updated figures of amounts due and recorded. Cedar Land Title currently charges us \$60 to complete the forms. The recording fee is \$15. This needs to be completed in a timely manner for each property after HOA dues are not received by the due date. We must also be firm and consistent about charging and collecting late fees when dues are late. These dues are what pay the HOA bills, which also require being paid on time. Manny has agreed to check with Stephanie at Hinton and Burdock to see what their fee would be to produce the liens.
- b. John will speak with Skip Davis about making sure he creates a turn-a-round by the lower water tank each and every time he snow plows. Roger must be able to get to the tank.
- c. George had turned off the water to Lot 1 Block 3 for late dues. He didn't put a lock on the water meter and it appears the owner or guests have been there and using the water. George will place a lock on the meter tomorrow, weather permitted.
- d. Everyone is to review the draft of CC&R changes received today by the volunteer legal team. A representative from that team should be at the next board meeting to answer any questions.
- e. John will forward the most recent financial statements to us.
- f. John will contact Roger Smith regarding the bill the HOA received for work performed at the home of Lot 8 Block 6 at the owner's request, not the HOA's request.
- g. John will contact Scott Hacking of DEQ about the land use agreement and probably speak with the attorney at some point too.

8. Time and place of next meeting-The next board meeting will be held at the home of Clive and Shelly Newell, 2323 High Aspen on March 19, 2010 at 6:00 p.m.

9. Adjourn: Janet motioned to adjourn the meeting, Clive seconded the motion. The vote on the motion was unanimous. Meeting adjourned at 8:07 pm.