

Cedar Highlands Homeowners Association Board Meeting
890 S 1750 W., February 26, 2011 at 6:30 p.m.

The Cedar Highlands Homeowners Association Directors held their monthly board meeting on February 26, 2011 at 6:30 p.m. at the home of Linford Nelson.

Cedar Highlands Board Members Present: John Tully, Jay Hampton, Manny Mosqueda, Linford Nelson, Clive Newell and Janet Webb.

Others Present: George Mason, Water Master

The minutes were taken by Janet Webb.

1. **Welcome and Introduction of Visitors:** The meeting was called to order at 6:35 p.m. by John Tully.
2. **Approval of Minutes:** Janet motioned to approve the January 2011 minutes. Manny seconded the motion and the vote was unanimous.
3. **Introductions by President:** no other visitors were present.
4. **Committee Reports:**

A. Financial- John Tully

1. **Current Financial Balances:** John read all account balances for the month ending January, 2011, provided by Beth. Currently, our liability for construction clean-up is reported incorrectly. The correct amount is \$2,000. Beth needs to let Stephanie at Hinton Burdock know the liability is for \$1,000 on lot 17, block 4 and \$1,000 on lot 5, block 3.
2. **Dues Collections for 2011:** We have not collected 2011 dues on 11 homes and 15 lots. Four partial payments have been received. Partial payments will be accepted and interest will accrue on unpaid balances beginning March 2, 2011.

B. Water Report-George Mason

1. **Well House - State Inspection Pending:** George presented a written water report for timeframe January 8, 2011 through February 26, 2011. A copy of the report is attached to these minutes. The well house project is completed with the exception of a few clean up items. We have retained \$5,000 until all items are completed. The local State Engineer inspected the new well house on January 10, 2011 and no problems were noted. Nolte is still working on obtaining our operational permit. George will be spending a couple hundred dollars to purchase a door sensor alarm that will alert him if the door of the well house is open and a pressure sensor alarm as a back-up safety to prevent burning up a pump or blowing a line if a valve doesn't open and pressure builds.
2. **Conservancy District Meeting and Proposal Status:** John attended their last meeting. Four new Board Members will soon be appointed to replace the four exiting. An audit and trial have pushed back the receipt of their draft proposal to us. We are on their next agenda.

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C. Roads – Snow Removal – Jay Hampton

Jay will let Skip know when he won't be in town for snow removal notification. Manny is Jay's 1st back-up and Beth is his 2nd back-up. Jay will e-mail all Board members when he isn't going to be available during winter conditions. John did a cursory search for road signs as Skip has been asking for a sign warning of snow plowing in progress. Two 20" x 14" signs would cost approximately \$282 and one sign would be approximately \$141. John has talked to Steve Platt regarding signs but no commitment has been made. We will continue to explore options and cost. Manny asked if we should be calling the Sheriff's office when cars are stuck on the side of the road since it presents a hazard. Consensus was that it should be called in.

D. A.R.C.-Manny Mosqueda

Manny reported no building request. There have been a few short sales and foreclosures within the subdivision.

E. Fire – Clive Newell

Clive spoke to John Schmidt about chipping in late June. This gives everyone a chance to do some clearing after the snow melts off. They have already done some burns. They have a crawler that allows for chipping on lots that are relatively flat. Otherwise, the piles must be stacked alongside the road. They would like to do more clearing and thinning along the cattle trail and by the home near the coral. Homeowners need to let Clive know if they have chipping to be done.

5. **Public Comment Period:** Our water master, George would like everyone to know he will be gone the last two weeks of March for the water conference. His back-up, Tom will be available.
6. **Action Items:**
 - a. Janet to work with Stephanie at Hinton Burdick to determine timing for her letters pertaining to water shut-off and loss of privileges. Janet will also notify George when water needs to be shut off.
 - b. George will check to see if insulation was installed in the crawl space of the well house.
 - c. Linford to talk to Neil Forsight about road signs and also give John Neil's phone number.
 - d. Jay to research what material is being used on the roads in Strawberry.
 - e. Manny to send Janet new ownership information so I can update the contact list.
 - f. John to contact Scott at the water conservancy district.
7. **Date, time and location of next meeting:** The next meeting will be held on Saturday, March 19, 2011 at 6:30 p.m. at Jay Hampton's home located at 1051 High Cedar Highlands Drive.
8. **Adjourn:** Motion made by Janet to adjourn the meeting, seconded by Clive with a unanimous vote. Meeting adjourned at 7:45 p.m.