

Cedar Highlands Homeowners Association Board Meeting
February 9, 2013 At the Home of Rob and Darcee Yates
2046 S High Cedar View Drive

The Directors of the Cedar Highlands Homeowners Association (CHHOA) held their monthly board meeting on 02/09/2013 at the home of Rob and Darcee Yates.

Board Members present: Chuck Davis, Beth Gaines, Jay Hampton, Manny Mosqueda, Linford Nelson, Linda Stetzenbach and Rob Yates. Mike Berndt was present as a non-board member resident, and Paul Monroe and George Mason representing the Central Iron County Water Conservancy District (CICWCD) were present as invited speakers.

1. **Call to Order:** The meeting was called to order at 6:23 pm.

2. **Approval of Minutes:** Motion to approve the amended January minutes was made by Manny and seconded by Linford. Minutes were approved as amended.

3. **Guest Speakers:** Paul Monroe, newly appointed Manager, and George Mason, representing the CICWCD reported on the water problems, actions taken, and future action plans for the freezing problems experienced within the subdivision along the main and side roads. Water service to four year-round residences has been restored by hose connections from near-by residences, with water flow, or by frozen water lines thawing, but five vacation homes that reported freeze problems remain without water. Among the future actions were the installation of additional fire hydrants and addition of faucets on existing hydrants that the CICWCD personnel can open as needed to maintain a continuous flow of water through the main line during freeze periods. Property owners with water concerns are directed to call the CICWCD at 435-865-9901 to report problems. Manny will update the freeze information on the HOA web site and Chuck will update the Facebook page.

4. **Committee Reports:**

Financial

a) Balances

Beth had emailed the board the financials received from Barbara Hansen (HintonBurdick). She presented the account balances as of January 31, 2013. The balances are increased as a result of 2013 dues paid. A question was raised as there were no credits by property owners that had sent overpayment as had been listed as in previous balance sheets. Beth will contact Barbara concerning this matter

b) Annual Dues

Beth also presented a listing of those properties with delinquent dues, and will contact Barbara concerning the listing of Block 10, Lot 4 that should be listed as owned by the Federal Home Loan Mortgage Corp. As an action item, Chuck will contact Benjamin Ruesch (Sanders Ruesch

and Reeve, Hurricane, UT) concerning property owners who wish to arrange a payment plan for their past due bills. Beth will follow up with Ben on this issue.

Roads

a) Main Road

No Hunting road signs were received to be posted by Rob at the upper subdivision sign and at the lower subdivision sign.

ARC

a) Current Construction

Jay reported that the construction of the residence at Block 3, Lot 3 is continuing.

Fire

a) Fire restrictions

Linford reported that a winter burn by the Department of Natural Resources occurred earlier in the week near the stock trail and DNR will be returning to burn residents' slash piles within the subdivision. Linford will invite John Schmidt (DNR) to the March Board Meeting for an update.

Board President's Comment

Chuck reported that he has been in contact with Sheriff Mike Gower to schedule a meeting concerning chronic speeders within the subdivision. Manny will send his photos of the overturned car on the main road to all board members for Chuck to show the sheriff. Jay asked that the photos also be shown to the Iron County Commissioners for their discussion on re-aligning the main road. Chuck also plans to show the sheriff the print-out of the monitor of cars' speed at the corner of High Mountain View and the main road which had been recorded earlier.

4. Public Comments

- Mike Berndt stated that the freezing water issue had previously occurred along High Cedar View Drive.

5. Other Business:

- Linda reported that she still has not received the Secretary's files from Shawn Mollus. Chuck will attempt to contact him and retrieve the files.

6. Next Meeting

The next meeting was scheduled for March 9, 2013 at 6pm the home of Jay Hampton.

7. Adjourn

The meeting was adjourned at 8:05 pm.

Respectively submitted by Linda Stetzenbach, Secretary.