

Cedar Highlands Homeowners Association Board Meeting

February 13, 2014

The Directors of the Cedar Highlands Homeowners Association (CHHOA) held their monthly board meeting on 02/13/2014 at the home of Jay and Cathy Hampton.

Board Members present: Earl Christison, Beth Gaines, Jay Hampton, Manny Mosqueda, Linda Stetzenbach and Rob Yates. Linford Nelson was excused.

- 1. Call to Order:** The meeting was called to order at 5:08 pm.
- 2. Approval of Minutes:** A motion to approve the January 2014 minutes was made by Earl and seconded by Jay. The vote to approve was unanimous.

3. Committee Reports:

Financial

a) Balances

Beth presented the financials received from Barbara Hansen (Hinton Burdick) detailing the account balances as of January 31, 2014.

b) Annual Dues

Annual dues payments have been received from 86% of the properties. Three properties are multiple years past due. One of these properties (Block 02, Lot 21) owes \$1,646.05 in unpaid dues. Manny reported that this property is in foreclosure and payment of these dues will be received upon sale of the property. Twenty lots are unpaid for 2014 dues. Hinton Burdick will invoice unpaid properties with a 15% annual penalty at the Board's request. It was agreed that the Board would wait until the March meeting to direct Hinton Burdick to re-invoice and assess a penalty for properties with unpaid 2014 dues.

Roads

a) Main Road

Rob Yates reported that Bulloch completed improvements to the steep slope just below the lower cattle guard and placement of rock in drainage ditches just above that cattle guard. He also reported that the proposed road realignment is still scheduled to be staked in the spring/early summer. Personnel from the Bureau of Land Management (BLM) and

the Iron County Engineer's Office will be walking the route and will make any needed adjustments to the proposed road. Rob will request a meeting of the Board with the Commissioners to determine the way forward for the proposed road. Rob will seek a bid for a sign at the cattle guard directing downhill drivers to yield to uphill vehicles.

b) Roads within the Subdivision

To maximize improvements similar to those done in the summer of 2013 with budget dollars, Rob will seek bids for supplying road base materials that will be applied by volunteers from the HOA Board in the spring/summer of 2014. Manny will discuss with the HOA attorney any liability for the Board conducting this work.

Architectural

Jay reported that no new construction or renovation plans had been submitted.

Fire

Linford discussed with Manny prior to the meeting that there is no Department of Natural Resources work scheduled within the subdivision at this time.

4. Other Business

No other business was discussed.

5. Next Meeting

The next meeting is scheduled for March 13, 2014 at 5pm at the home of Beth and Stan Gaines (Block 11, Lot 3).

6. Adjourn

The meeting was adjourned at 6:24 pm.

Respectfully submitted by Linda Stetzenbach, Secretary.