

# **Cedar Highlands Homeowners Association**

## **Board Meeting**

### **February 12, 2015**

The Directors of the Cedar Highlands Homeowners Association (CHHOA) held their monthly board meeting on 02/12/2015 at the home of Peter Combs at 2432 S High Maple Circle. This meeting was originally scheduled for February 5th, but rescheduled to February 12. Board Members present: Earl Christison, Peter Combs, Jay Hampton, Manny Mosqueda, Beth Gaines and Linda Stetzenbach. Linford Nelson was absent.

- 1. Call to Order:** The meeting was called to order at 5:06 pm.
- 2. Approval of Minutes:** A motion to approve the January 2015 minutes was approved unanimously with the minor correction of striking the word “catastrophic” from the Fire Abatement paragraph under FIRE.

### **3. President’s Report**

Earl stated that he had recently spoken with State Bank personnel who asked that the current board members with signature authority come to the bank to sign new signature cards. This will apply to the Money Market account and the General Account.

After discussion, it was determined that the HOA President (Earl Christison), the Vice President (Manny Mosqueda) Treasurer (Beth Gaines) and Roads Chairman (Jay Hampton) will have signature authority. A motion was made by Beth that these individuals be the only current signatories for all of the HOA accounts at State Bank. Manny seconded it, and the motion passed unanimously.

An additional motion was made by Linda and seconded by Peter, that the current serving President Earl Christison and Treasurer Beth Gaines be signatories for all Hinton Burdick matters, or another current serving board member designated by them. This motion passed unanimously.

Earl stated that he and Beth recently met with Barbara at Hinton Burdick to introduce him to her, and give her information about bills submitted for payment and also letters that will be sent to property owners.

Earl reported that he spoke to Iron County Animal Control regarding the ongoing problem of dogs in our subdivision. Approximately 6-8 calls have been received by

Animal Control in the last year, concerning barking dogs being an annoyance to residents. Animal Control stated that while they are not tasked to respond to our subdivision, in the future when they receive a call from Cedar Highlands concerning biting, or injuries to an individual, they will respond. Earl also spoke with Sheriff's Deputy Petersen, who has a Cedar Highlands file in his office with several reports of dog annoyance concerns. Manny will forward to Deputy Petersen, and also to the Iron County Sheriff's office, two recent letters originally addressed to the CCHOA Board, that are from property owners, concerning dog confrontations while walking on subdivision roads.

Earl also reported that a concerned property owner contacted him regarding historical discussions of the HOA installing additional fire hydrants. Beth stated that when the Central Iron County Water Conservancy (CICWC) took over the subdivision's water system, CICWC became responsible for fire hydrants. The board agreed that property owners who are interested in having a fire hydrant near their specific property should contact the CICWC.

Earl concluded his report with a conversation he had with a property owner concerning recent illegal activity at the residence while they were away. The property owners have called the Iron County Sheriff because the individuals broke into the home when the owners were not there. The owners stated that the Sheriff has responded to their calls. The Sheriff reminds all Cedar Highlands property owners to take measures to protect their property both when in residence and when the house is unoccupied.

Earl also said that the resident who expressed interest in attending the meeting that evening, Louise Saw (Block 5, Lot 1) indicated she would attend a meeting later in the year or possibly the Annual Meeting.

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

##### Financial

- a) Balances: Beth discussed the financial information received from Barbara Hansen (Hinton Burdick,) detailing the account balances as of January 31, 2015. Beth reported that the current account sheet does not include checks that had not cleared.

## b) Annual Dues

Beth reported that 2015 dues have been paid by owners of 90% of the subdivision's lot owners, leaving 10% (17 lots) unpaid. One of those lots remains unpaid for 2014 and 2015. A motion made by Linda and seconded by Earl was passed unanimously to request that Hinton Burdick send a new letter to the 16 lots that are unpaid for 2015, reminding them that the Overdue Penalty began on 02/01/2015. A motion made by Earl and seconded by Peter was made and passed unanimously that Earl should contact the HOA attorney (Ben Reusch) to begin foreclosure proceedings on the property that has been unpaid for 2 years.

## Roads

### a) Snow Removal

A list with both Board Members' contact information along with that of Bulloch Dirt Works snow removal in the event Jay is unavailable and snow plowing needs to be done. Jay will authorize Barbara (Hinton Burdick) to pay the last snow removal bill.

Peter presented a request made to him that the board consider snow plowing all the way up to the paved Kolob road. The board agreed that since the Kolob road is closed to vehicular traffic during winter conditions, and snow plowing is paid for by CCHOA members to improve access to their residences within the subdivision, this would not be an appropriate expenditure.

### b) Road Maintenance

Jay reported that he will meet with Ray Bulloch to evaluate the main road for needed road maintenance. If funds are still available after that work is completed then the side roads will be improved.

### c) Proposed Road Re-alignment

Jay reported that there has been no progress as yet from the state.

## Architectural

### a) New Buildings

Manny reported that he has not received any new written applications for any type of construction.

All residents are reminded of the CC&Rs requirements when building or making any exterior improvements/changes to their structure(s) or lots. The CC&Rs and the forms to read, sign and submit, can be found (and printed) from the HOA website.

[www.cedarhighlandshoa.org](http://www.cedarhighlandshoa.org)

## Fire

### a) Fire Abatement Activity

Peter reported that John Schmidt has not yet introduced him to Ryan Riddle so there was no new information on fire abatement.

### b) Letter to all HOA property owners

Peter said the letter to property owners asking for documentation of fire abatement on individual lots was well received and resulted in submission of forms for wood cutting and brush removal. He will copy the submitted forms and forward them to John Schmidt. The Board reminds property owners that in-kind forms for fire suppression activity are located on the HOA website ([www.cedarhighlandshoa.org](http://www.cedarhighlandshoa.org)) under the FIRE tab. Completed forms are to be submitted to Peter ([peter.combs@gmail.com](mailto:peter.combs@gmail.com)) so the HOA can be credited for the work performed by property owners. These credits can then apply to matching funds for Firewise Grants.

### c) Bureau of Land Management activity

The Bureau of Land Management (BLM) has recently been burning piles of brush and also shredding materials on approx. 30-40 acres outside of the subdivision to reduce fuel in case of a fire. They will schedule activity within the subdivision on property owners' piles of brush when there is additional snow cover for safety from embers.

## **5. Other Business**

No other business was discussed.

## **6. Next Meeting**

The next meeting is scheduled for March 5, 2015 at 5pm at the home of Linda and Klaus Stetzenbach (Block 4, Lot 10).

## **7. Adjourn**

The meeting was adjourned at 6:40 pm.

Respectfully submitted by Linda Stetzenbach, Secretary.