

Cedar Highlands Homeowners Association Board Meeting
2215 S High Mountain View Dr., January 14, 2012 at 6:30 p.m.

The Cedar Highlands Homeowners Association Directors held their monthly board meeting on January 14, 2012 at 6:30 p.m. at the home of Beth and Stan Gaines.

Cedar Highlands Board Members Present: John Tully, Beth Gaines, Manny Mosqueda, Linford Nelson, and Jay Hampton. Clive Newell and Shawn Mollus were absent.

Others Present: Chuck Davis

The minutes were taken by Beth Gaines.

1. **The meeting was called to order at 6:50 p.m.; Welcome and Introduction of visitors – John Tully**
2. **Approval of Minutes:** John noted to delete various references in the minutes. With these corrections, Manny motioned to approve the minutes, seconded by Jay. The vote on the motion was unanimous.

3. Committee reports

A. Financial Report--Beth

1. Current Account Balances: Beth presented the account balances as provided by Hinton Burdick for month ending December 31, 2011. Jay motioned to refund Linford Nelson the \$18,000 for water hookup fees already paid, and to transfer the remaining funds in the water account to the Money Market account. Beth seconded the motion, which passed unanimously.

2. Project Residual Balance: State of Utah will release water project funds this week which will zero out the water escrow account. This last payment is for Ensign Engineering's final payment, and reimbursement to the HOA for project related expenditures.

B. Water—Beth and Chuck attended the last CICWCD meeting. George Mason was appointed acting Manager of the district. The district has since interviewed 3 candidates for the position of Engineer/Manager. Linford motioned for John to sign the Rocky Mountain Power General Services Contract over to the CICWCD. Jay seconded, vote was unanimous.

C. Roads—Jay—Jay will coordinate an informal meeting between Iron County Commissioners and board members to discuss safety and maintenance priorities for Green's Lake Road. This discussion will precede the regular public Iron County Commissioners' meeting.

D. A.R.C.-Manny/Chuck: Manny handed the committee folder over to Chuck. Chuck will take the lead on A.R.C. actions, with assistance from Manny.

E. Fire-Clive: no report this meeting

4. **Legal Issues:** John emailed letters to the board prepared by attorney Ben Ruesch regarding a non-judicial foreclosure. John requested Ben send the letters, proceeding with the non-judicial foreclosure action.

Beth motioned to continue using Hinton Burdick for accounting services, seconded by Linford. Motion passed, and John signed a letter of engagement for another year of services.

5. **Public Comment Period:** no public comments received

Cedar Highlands Homeowners Association Board Meeting
2215 S High Mountain View Dr., January 14, 2012 at 6:30 p.m.

6. Action Items:

- a) Beth will resend 2012 budget to board members.
- b) Beth will confirm closing out of the water escrow account.
- c) Beth will initiate reimbursement to Linford for water meter fees paid, and transfer of water account funds to the Money Market account.
- d) Jay will coordinate the discussion date and time between Iron County Commissioners and Board Members

7. Date, time and location of meeting: The next board meeting will be held February 25, 2012 Cathy and Jay Hampton's, 6 p.m.

8. Adjourn--Motion made by Manny to adjourn the meeting, seconded by Linford with a unanimous vote. Meeting adjourned at 7:42 p.m.