

Cedar Highlands Homeowners Association Board Meeting  
838 E. High Mountain View Dr., January 8, 2011 at 6:00 p.m.

The Cedar Highlands Homeowners Association Directors held their monthly board meeting on January 8, 2011 at 6:00 p.m. at the home of Janet Webb.

**Cedar Highlands Board Members Present:** John Tully, Beth Gaines, Manny Mosqueda, Linford Nelson 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 6:15 p.m. by Manny Mosqueda
2. **Approval of Minutes:** Janet motioned to approve the November, 2010 minutes with noted corrections. Manny seconded the motion and the vote was unanimous.
3. **Introductions by President:** No guests were present.
4. **Committee Reports:**

**A. Financial-Beth Gaines**

1. **Current Financial Balances:** Beth provided draft account balances for the month ending November, 2010. We have been unable to collect 2010 dues on 1 home and 5 lots. Liens have been placed and interest continues to accrue. We have begun receiving dues for 2011. One partial payment was received. Partial payments will be accepted and interest will accrue on unpaid balances beginning March 2, 2011.
2. **Budget for Fiscal Year 2011:** Each line item of the general account and water account were discussed and budgets set for 2011. Our largest expenditures continue to be snow removal, insurance and legal fees.
3. **Invoice:** Beth is continuing to research the unidentified \$6,600 direct purchase payment we received.

**B. Water Report-George Mason**

1. **Well House - State Inspection Pending:** George presented a written water report for timeframe November 13, 2010 through January 8, 2011. A copy of the report is attached to these minutes. The well house project is almost completed. There are a few small items that need to be resolved. The local State Engineer will be inspecting the new well house on Monday at 9:00 a.m. If we pass inspection, an operating permit shouldn't be far behind. George and Ray Ross will complete the SCADA system.
2. **Invoice and retainage status:** We have retained 5% of the contract amount to ensure all work is complete on the well house project before final payment is made.

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We have received invoices from Precision Pipe and Nolte. John and George will make sure all work is complete before Beth signs final draft.

**C. Roads – Snow Removal**

John will contact Skip and let him know we cannot have just one contact for snow removal. Manny motioned to be Jay's back-up when Jay isn't available and Beth to be third in line. Also, that Jay is to inform all Board members when he isn't going to be available during winter conditions. Beth seconded the motion. The vote was unanimous. Our bottom line continues to be keeping the roads as safe as possible and allow emergency vehicles to be able to make it up here in the event of an emergency. John and Jay had a very positive meeting with the two new incoming County Commissioners regarding the upkeep of the main road.

**D. A.R.C.-Manny Mosqueda**

Manny reported no changes within the subdivision. Janet gave Manny her written suggestions for the, "Welcome Wagon".

**5. Public Comment Period:** There were no public comments.

**6. Action Items:**

- a) George is to research the cost difference between a dual switch chlorinator sensor with electronic switch controls vs. individual chlorinator sensors.
- b) John to contact Jay about snow removal back-ups and letting all board members know when he isn't available during winter conditions.
- c) Jay to remind Skip they need to plow to the upper water tank and inform them of who the snow removal notification back-ups are.
- d) Beth will follow up on invoice from State of Utah for interest payment (\$2,063 vs. \$3,240).
- e) Beth to ask Hinton & Burdick why our financial statements for year-end only go thru September 30, 2010.
- f) Clive to follow up on "chip fest" requirements for future grant money from the State Forestry Division.
- g) Janet to complete changes to November's minutes and e-mail them to Manny.
- h) John to contact Curtis at Nolte to see if CDR's invoice was sent to the State; ask if we are paying over-site fees on the legal fees and get clarification for Beth on the first interest payment amount.

**7. Date, time and location of next meeting:** The next meeting will be held on Saturday, February, 2011 at 6:30 p.m. at Linford Nelson's home located at 890 S 1750 W., Cedar City.

**8. Adjourn:** Motion made by Janet to adjourn the meeting, seconded by Beth with a unanimous vote. Meeting adjourned at 8:30 p.m.