

Cedar Highlands Homeowners Association Board Meeting January 12, 2013

The Directors of the Cedar Highlands Homeowners Association (CHHOA) held their monthly board meeting on 01/12/2013 at the home of Beth and Stan Gaines, 2215 S. High Mountain View Drive.

Board Members present: Chuck Davis, Beth Gaines, Jay Hampton, Manny Mosqueda, Linford Nelson, Linda Stetzenbach, and Rob Yates. No non-board member homeowners were in attendance.

1. **Call to Order:** The meeting was called to order at 6:04 pm.

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

3. Committee Reports:

Financial

a) Balances

Beth reported that due to illness of Barbara Hansen (Hinton Burdick) the financials were not yet available, but would be sent to each board member via email within a few days. Manny reported no change in past due accounts. As an action item, Chuck will contact Benjamin Ruesch (Sanders Ruesch and Reeve, Hurricane, UT) to receive a status report of how long the property owners have to pay their past dues.

b) Annual Dues

The HOA "President's Letter" and the annual dues letter were sent to all owners with an HOA annual dues due date of February 1, 2013. The HOA attorney is proceeding with legal action against lot owners who have liens for delinquent HOA dues. An update of any payments made will be presented at the next meeting.

Roads

a) Maintenance

Rob will review Bulloch's snow removal invoices, then authorize payment.

b) Main Road

An email from Steve Platt (Iron County Commissioner) was received by the HOA concerning a proposal received by the commission for conducting a study for re-alignment of the main road. Rob reported that the proposal has not yet been approved. Jay reported that in his discussion with Dale Brinkerhoff (Iron County Commissioner) the county has approximately ½ of the proposal cost set aside and is looking for the remaining funds. Rob will contact Dale by the end of January for a status report.

ARC

a) Plans Submitted

Jay reported that the construction of the residence at Block 3, Lot 3 in process.

Fire

a) Fire restrictions

Linford reported that a winter burn of residents' slash piles has not been scheduled and no control burns have been scheduled.

4. Public Comments

- A resident has contacted the HOA Board asking for permission for a wedding at the common area in September. The board determined that a proposal needs to be submitted to the board for approval prior to any non-HOA event. The proposal should include pertinent information such as the date of the event, the number of guests anticipated, the number of portable toilets contracted, the use of temporary structures such as a canopy/tent, start of set-up and the end time of clean-up for the event, and clean-up plans. The proposal must include a \$300 deposit that would be fully refundable when the event area is returned to pre-event status at the end of the event. Chuck will send an email to the resident outlining the proposal requirements.

5. Other Business:

- Chuck asked if there was a strategy to address chronic speeding cars within the subdivision. He will contact Mark Gower (Iron County Sheriff) regarding the need to address this issue and request a speed recorder again be placed within the subdivision. He will also email the printout of a previous speed recording to Alma Adams.
- Linda reported that the Secretary's files given to Shawn Mollus are still missing. She contacted Shawn via email and was told he would look for them and turn them over, but he has not done so to date.
- Manny raised the possibility of having a transfer fee imposed when property changes owners. Chuck will ask Benjamin Ruesch (Sanders Ruesch and Reeve, Hurricane, UT) if this can be done and he will report at the next meeting.

6. Next Meeting

The next meeting was scheduled for February 9, 2013 at 6pm the home of Rob Yates.

7. Adjourn

The meeting was adjourned at 7:01 pm.

Respectively submitted by Linda Stetzenbach, Secretary.