

# **Cedar Highlands Homeowners Association Board Meeting**

## **January 9, 2014**

The Directors of the Cedar Highlands Homeowners Association (CHHOA) held their monthly board meeting on 01/09/2014 at the home of Klaus and Linda Stetzenbach.

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

1. **Call to Order:** The meeting was called to order at 5:09 pm.
2. **Approval of Minutes:** A motion to approve the November 2013 minutes was made by Beth 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 December 31, 2013.

##### b) Annual Dues

Although notification of dues payments was only at the end of December, 2013, approximately \$8,000 has already been received. There are 2 lots that have unpaid dues from last year and one owner owes for the past 2 years plus this year.

##### c) Expense Receipts

Bulloch bills totaling \$12,500 have been received. Included in this billing was a May 2013 bill for February 2013 snow removal and November and December 2013 snow removal.

#### Roads

##### a) Main Road

Rob Yates reported that Bulloch has been contacted to complete the road improvement with additional grading below the lower cattle guard and some application of road base material for summer road improvements. At the December 3<sup>rd</sup> meeting with some of the Iron County Commissioners the engineering design for main road re-alignment was

presented to representatives of the HOA Board. In the spring/early summer the proposed road will be staked, and then personnel from the Bureau of Land Management (BLM) and the Iron County Engineer will be walking the route and will make any needed adjustments to the proposed road.

b) Roads within the Subdivision

The HOA Board agreed that budget dollars be invested in conducting more road improvements similar to those done in the summer of 2013. Board members will each draw up a list of specific areas within the subdivision they notice could use attention and include suggestions for how to improve the roads. These lists will be discussed at the February Board Meeting. Rob will get a bid from Bulloch for river rock to line drainage ditches.

ARC

Jay reported that no new construction or renovation plans had been submitted. Manny reported that the two letters discussed in the November minutes concerning fencing and construction cleanup were mailed to property owners.

Fire

Linford reported that John Schmidt (Department of Natural Resources, DNR) said his department had approximately \$5,000 - \$6,000 to spend on clearing of dead and down within the subdivision and that work will be conducted as time permits. There is no burning scheduled within the subdivision.

**4. Other Business**

No other business was discussed.

**5. Next Meeting**

The next meeting is scheduled for February 13, 2014 at 5pm at the home of Jay and Cathy Hampton (Block 8, Lot 2).

**6. Adjourn**

The meeting was adjourned at 6:06 pm.

Respectfully submitted by Linda Stetzenbach, Secretary.