

Cedar Highlands Homeowners Association

Board Meeting

January 8, 2015

The Directors of the Cedar Highlands Homeowners Association (CHHOA) held their monthly board meeting on 01/05/2015 at the home of Beth and Stan Gaines. Board Members present: Earl Christison, Peter Combs, Beth Gaines, Jay Hampton, Manny Mosqueda, Linford Nelson, and Linda Stetzenbach. Chet Clark (Block 11, Lot 1) attended as a property owner.

- 1. Call to Order:** The meeting was called to order at 5:12 pm.
- 2. Approval of Minutes:** A motion to approve the November 2014 minutes was made by Linford and seconded by Manny. The vote to approve was unanimous.

3. President's Report

Earl has transitioned into the role of HOA President with Manny serving as Vice-President and Architectural Review chairman. Earl reported that if residents wish to receive items that can only ship to a post office address they can list the Cedar City Post Office address and their own box number (without the PO suffix). For example:

John Smith
333 N. Main Street #0000
Cedar City, UT 84721

These items must then be picked up at the counter with identification. Earl also reported on a letter from a realtor concerning a lien on the property at Block 7, Lot 4 which is near closing. The letter reported that \$545.00 was due, but Manny knew that only \$65.00 were actually due. Earl reported that he has updated the address/contact list for all properties in the subdivision and will distribute them electronically to each board member. Earl also mentioned that two residents expressed interest in attending the meeting that evening, Louise Saw (Block 5, Lot 1) and Ben Jordan (Block 8, Lot 10). Ben had previously discussed with Earl the incident of his daughter's car accident and wanted to address the board. Neither attended but Louise indicated she would come to the February meeting instead and speak to the board.

4. Committee Reports:

Financial

a) Balances

Beth discussed the financial information received from Barbara Hansen (Hinton Burdick) detailing the account balances as of December 12, 2014. Beth reported that the current account sheet does not include checks that had not cleared. Jay requested copies of all Bulloch road bills so that he could verify that the billed work had been completed. Jay would then let Barbara know to pay those bills.

b) Annual Dues

Beth reported that 2015 dues invoices had been mailed and the dues were due 01/31/2015. Overdue penalty begins on 02/01/2015. Manny is following up on three invoices that had been returned due to wrong addresses.

Roads

a) Snow Removal

Jay reported that he alerts Bulloch so that the road can be plowed early in the morning and around 3pm if needed. He stated that the approximate cost is \$3,000 per plowing and \$500 per sanding. He will prepare a contact sheet for all board members in case he is unavailable during snow events although contact information for snow removal is on the HOA website.

b) Road Maintenance

Jay reported that Bulloch still owes 3 loads of gravel with grading.

c) Proposed Road Re-alignment

Jay reported that the County's appeal to the state's funds mining revenue for road improvements was returned without action. However, they were willing to offer a \$2.9 million loan at 1.5% over 20 years for main road re-alignment. The County is re-writing the request to appeal for a grant and to defray costs of the proposed re-alignment. The board agreed that they need to hold a planning session focused on the pros and cons to the proposed re-alignment and costs.

Architectural

a) New Buildings

Manny is serving as the 2015 architectural board member. Chet Clark agreed to assist Manny. Earl reported that the Hensens (Block 3, Lot 10) are "fine tuning" their construction plans and will re-submit their color panel for exterior for approval. They plan to begin construction in May 2015.

All residents are reminded of the CC&Rs requirements when building or making any exterior improvements/changes to their structure(s). CC&Rs and the form to submit are listed on the HOA website (www.cedarhighlandshoa.org).

Fire

a) Fire Abatement Activity

Peter reported on the progress of a catastrophic fire abatement plan for the subdivision. John Schmidt (Coordinator for the Wildlands/Urban Interface for the Southwest Area of Utah Forestry, Fire, and State Lands) told Peter that he will introduce him to Ryan Riddle (Iron County Fire District Warden/Marshall). Schmidt said that Ryan Riddle went to the County Commissioners asking for funds for fire abatement infrastructure activities adjoining the subdivision including better access roads, but was told there were not funds available at this time. However, the HOA was at the top of the list for future funding.

b) Letter to all HOA property owners

Peter discussed chipping and burning and that while there is currently snow on the ground (needed for burning) the atmospheric conditions have not been appropriate. He also presented the final version of a letter concerning chipping and burn piles. Linda moved and Linford seconded a motion to have Barbara (Hinton Burdick) send the letter to all property owners in the subdivision, have Manny put the letter on the HOA website, and have Earl contact Barbara. The motion passed unanimously.

The Board reminds property owners that in-kind forms for fire suppression activity are located on the HOA website (www.cedarhighlandshoa.org) under the FIRE tab. Completed forms are to be submitted to Peter (peter.combs@gmail.com) so the HOA can be credited for the work performed by property owners.

5. Other Business

Beth reported that the Welcome Wagon handed out an updated version of the proposed pamphlet to provide information to new property owners. The Board will review and vote to approve at the February meeting.

The Board received a letter from a property owner who reported being harassed by loose dogs while walking on the subdivision main road in mid-December. She stated that one of the dogs gnashed at her ankle, but did not break the skin. However, she was very distressed at the incident and is now fearful to walk the roads. In addition, the Board has also received verbal reports of numerous loose, unattended dogs in the subdivision. The

Board reminds all property owners that the HOA CC&Rs Article VIII “Uses Permitted and Prohibited” Section 10 states that no animals may be kept on the properties which result in an annoyance or are obnoxious to residents and that all pets must be leashed when not on their property. The Board also reminds all residents and visitors that the Iron County sheriff’s office animal control is responsible for animal complaints.

6. Next Meeting

The next meeting is scheduled for February 5, 2015 at 5pm at the home of Peter Combs (Block 7, Lot 5).

7. Adjourn

The meeting was adjourned at 6:59 pm.

Respectfully submitted by Linda Stetzenbach, Secretary.