

Cedar Highlands Homeowners Association Board Meeting
2011 S. High Cedar View Dr., July 16, 2011 at 6:30 p.m.

The Cedar Highlands Homeowners Association Directors held their monthly board meeting on July 16, 2011 at 6:30 p.m. at the home of John & Jacqueline Tully.

Cedar Highlands Board Members Present: John Tully, Beth Gaines, Jay Hampton, Manny Mosqueda, Linford Nelson, Clive Newell and Janet Webb.

Others Present: Klaus and Linda Stetzenbach were present.

The minutes were taken by Janet Webb.

- 1. The meeting was called to order at 6:34 p.m.; Welcome and Introduction of visitors – John Tully**
- 2. Approval of Minutes:** Manny motioned to approve the minutes with the recommended revisions, seconded by Janet. 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 June 30, 2011.
 - 2. Project Residual Balance:** Beth said we still have a balance in the water escrow account with no activity reported. John asked Beth who will ask Hinton Burdick, to research payables that came out of the general fund account which should have come from the water loan escrow account. John will also ask George to provide a list of items purchased for the water improvement project such as the chlorination sensor. These amounts will need to be transferred back into the general account.
 - 3. Foreclosure Information – Manny Mosqueda:** At John's direction, Manny spoke to Attorney Sam Bell. The attorney has prepared a flowchart of the judicial foreclosure process which can be a six to nine month process depending on the individual situation. The cost per property is \$1,500 which, per our CC&R's, would be passed on to the property owners. Other remedies include judgments to garnish wages and or bank accounts. Owners foreclosed upon have up to six months to redeem their property after a sale. A little more information and clarification is needed. John will ask Ben Ruesch and Manny will ask Sam Bell whether if the Board has the attorneys start with the collection process, can the Board arbitrarily have the attorneys start the foreclosure procedure at our discretion. Also, if the Board will have out of pocket expenses prior to the property being sold. The majority of the Board is in favor of foreclosing on owners who have made no effort to pay their dues.
 - B. Water—John Tully in George Mason's absence:** John asked if our neighborhood had a recent power outage. The SCADA equipment reflected that we had. Jay said we did lose power for just a moment. John said the EPA now requires a flushing of the water lines twice yearly and an additional water test which cost \$1,200. George to provided a written report which will be attached to these minutes.
 - 1. Well House—Operating Permit--** John showed the Board our well operating permit and congratulated everyone on a job well done.
 - 2. Conservancy District Contract Status—**The agreement for transferring Cedar Highlands' water system to the Central Iron County Water Conservancy District is on their agenda for Wednesday's meeting. John asked Board members to attend if possible as he will be at work. Their meeting is at 6:30 p.m. at the library. John hopes to have their decision so a vote of members can take place at the Annual Board meeting. It takes a two-thirds majority vote to be passed. The Board reviewed a list of pro's and con's of turning our water system over to the Water District.

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3. Road to Well House—The job of applying gravel on the road leading to the well house is complete.

C. Roads--Jay

Spring Maintenance—Jay received Bullock's estimate of \$1,500 to crown and re-gravel the road and clean out the blocked culvert on E. High Mountain View Dr near the main road. The Board agreed to have the work done. A discussion pursued about getting an estimate on a dust abatement application for our roads. This could be a road project for next year.

D. A.R.C.-Manny: Manny reported there are still 165 lots with 71 homes. The only ongoing work in the subdivision is concrete slab work at lot 11, block 4 which did not need approval by the A.R.C. committee.

E. Fire-Clive: Chipping took place during the last week of June and first week in July. A few piles were missed which they will take care of when they come through again later this month. John Schmidt said they are creating a fire break in the vicinity of the Capone residence down near the corrals which will benefit our community. After that, they will begin treating home owner lots again. Clive mentioned that John Schmidt may discuss at our annual meeting a request to pre-position a large open-top tank in our open meadow that helicopters can use to fight fires. Apparently, the helicopters aren't allowed to cross the highway with water. There would be no cost to our Association.

4. Public Comment Period: Jacqueline Tully asked what steps are required to host an event on our subdivision roads. The event coordinator would have to obtain an event permit and add Cedar Highlands HOA as an additional insured on their policy. Road access would have to be approved by the board. Linda Klaus asked about the "lot treating" by the Forestry Division. She stated she has been on the list for nine years and was told two years ago that they weren't doing it anymore. Clive will inquire with John Schmidt about it. Linda also requested that speeding and stopping at stop signs be brought up again at the annual meeting.

5. Action Items:

- a) Manny and John will again speak with attorneys regarding costs and procedures for foreclosing.
- b) Linford to arrange porta-potty for annual meeting and bring a container of ice and water.
- c) Jacqueline will be the contact for annual meeting volunteer coordination for set-up, tear-down, clean-up and food items.
- d) Janet volunteered Tom to cook with Jacqueline.
- e) Manny to have meadow mowed prior to annual meeting.
- f) Janet to prepare and mail annual packet with ballot, president's letter and meeting information.
- g) All committee chairmen to send their annual meeting reports to John prior to the meeting.
- h) John to provide the annual meeting agenda to Manny for posting on the website.

6. Date, time and location of meeting: The annual board meeting will be held September 3, 2011, in upper meadow. Next regular meeting won't be held until after the annual meeting.

7. Adjourn--Motion made by Manny to adjourn the meeting, seconded by Clive with a unanimous vote. Meeting adjourned at 8:30 p.m.