

Cedar Highlands Homeowners Association Board Meeting July 19, 2013

The Directors of the Cedar Highlands Homeowners Association (CHHOA) held their monthly board meeting on 07/19/2013 at the home of Linda and Klaus Stetzenbach.

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

1. **Call to Order:** The meeting was called to order at 6:10 pm.
2. **Approval of Minutes:** A motion to approve the amended June minutes was made by Beth and Linford seconded. Minutes were approved.

3. Receipts/Checks

Manny presented a receipt for road expenses and records for two checks. One check record was for funds issued to the Iron County Auditor for the second half of the HOA's payment to Steve Platt for Heath Oveson's engineering design for the main road. A second check record was for tractor expenses for the mowing of the upper meadow common area.

4. Committee Reports:

Financial

a) Balances

Beth reported that the financials for June as received from Barbara Hansen (Hinton Burdick) detailing the account balances showing an increase in the General Account as a result of late payments of annual dues (see Annual Dues below).

b) Annual Dues

A financial sheet with a listing of unpaid dues was presented. Three properties with continued unpaid balances exceeding \$1,000 had been emailed to Benjamin Ruesch (Sanders Ruesch and Reeve, Hurricane, UT) following the June HOA meeting, but Mr. Ruesch has not yet received a response from these owners. Beth reported that 8 properties overdue dues payments less than \$1,000 paid in full since the June HOA meeting. Beth agreed to contact Barbara Hansen (Hinton Burdick) concerning property owners with remaining overdue dues payments less than \$1,000 and request repeat letters be sent to those owners.

Roads – no report

ARC

Although there was no ARC report CC&R issues were discussed.

- The exterior paint color of the new construction on Block 3, Lot 3 was not the ARC-approved color and clean-up is needed resulting from construction activity. Manny and Jay will discuss solutions for the color issue and clean-up with the owner.
- Concern was expressed that the fencing being installed at the Porter property may not meet county specifications for horse property. Manny will meet with Jay regarding the county specifications.
- Concern was expressed for the yellow underlayment plastic at the foundation of the residence on Block 8, Lot 10 that is visible throughout the subdivision resulting in a distraction from the natural beauty of the subdivision. A letter will be sent to the owners requesting that the excess yellow plastic be removed within 30 days.
- Concern was expressed that the new driveway for Block 11, Lot 11 encroaches onto and has resulted in damage to the upper common area.

Fire

Linford reported that John Schmidt, DNR, told him that the upper meadow cow pond could be useful to fill a helicopter hose in case of a fire in the area, and access to the southern part of the subdivision at the telephone building would enhance fire crews' response in case of a fire threat. Mr. Schmidt will try to attend the Annual Meeting to present a Fire Plan for the subdivision and discuss fire concerns. Property owners are encouraged to provide a defense space around their structures and continue removing materials that increase risk of fire danger in the area, and to report their work hours and expenses on the sheet found on the webpage www.CedarHighlandsHOA.org under "FIRE." Linford reported that a fire ban is in effect and no open burning should be conducted within the subdivision.

6. Other Business / Action Items

Annual Meeting

The Board reminds all property owners that Saturday August 31st has been selected as the date for the HOA Annual Meeting. Information for the potluck and meeting will be found on the web site, www.CedarHighlandsHOA.org

7. Next Meeting

The next meeting is scheduled for the Annual Meeting at the upper common area beginning with the potluck lunch at 11am with the meeting to follow.

8. Adjourn

The meeting was adjourned at 7:43 pm.

Respectfully submitted by Linda Stetzenbach, Secretary.