

Cedar Highlands Homeowners Association Board Meeting

July 10, 2014

The Directors of the Cedar Highlands Homeowners Association (CHHOA) held their monthly board meeting on 07/10/2014 at the home of Earl and Melba Christison.

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

- 1. Call to Order:** The meeting was called to order at 5:02 pm.
- 2. Approval of Minutes:** A motion to approve the June 2014 minutes was made by Earl and seconded by Beth. The vote to approve was unanimous.

3. Committee Reports:

Financial

a) Balances

Beth presented the financial information received from Barbara Hansen (Hinton Burdick) detailing the account balances as of June 30, 2014.

b) Annual Dues

The debt of only two property owners for unpaid dues totals less than \$1,000.

Roads

a) Main Road and Roads within the Subdivision

Bulloch Dirt Works completed the work specified in their bid for road maintenance within the subdivision (establishing a road crown on the main road, clearing side road drainage ditches for proper drainage, application of 2" of gravel spec road base as per the state specifications including water application and compaction for a 22-25 foot width on HOA specified areas of the main road, and grading of additional areas on the side roads). An informal meeting with the County Commissioners regarding improvements was scheduled to discuss needed road improvements below the lower cattle guard to the pavement at Green's Lake Road.

Architectural

a) Ongoing CC&R concern

The owner of Block 3, Lot 3 has chosen a new color for his house that is in compliance with the CC&Rs and is consistent with the approved color palate. Progress in getting this house in compliance is continuing.

b) Application for re-painting of garage doors and external doors at Block 12, Lot 1 was approved by the Board as the colors were in compliance with the CC&Rs and are consistent with the approved color palate.

c) Reminder to All Property Owners

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

d) Banner

A banner not consistent with the CC&Rs located at Block 7, Lot 4 will be removed as per Article X (Duties and Obligations of the Association), Section 1.

Fire Committee

a) Upper Meadow Common Area

Manny has scheduled mowing of the upper meadow to reduce possible burn spread and provide an area for residents to evacuate to in case of a fire within the subdivision.

b) Chipping / Burning

Linford reported that John Schmidt, (Department of Natural Resources) told him that due to the fire season, no funding will be available for chipping this summer. Linford will invite John to attend the Annual Meeting (August 30th, 11am, Upper Meadow) to answer any property owner questions regarding fire and homeowner activity for fire.

c) Property owner activity

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 Debbie (email: lvredbandit@yahoo.com) so the HOA can be credited for the work performed by property owners.

4. Other Business

a) Beth Gaines and Susan Allman will serve as Welcome Wagon representatives and will pass out information to new property owners at the Annual Meeting (August 30th, 11am, Upper Meadow). Beth will send a copy of the Welcome Wagon material to

the Board for approval prior to the picnic. Manny will supply resident information and a current map of the subdivision.

b) Location of Dumpster

To assist property owners in removing trash and debris from their property, Beth will arrange for a dumpster to be placed on the common area during the week of the Annual Meeting, for use by owners or guests for lot cleanup.

c) Annual Meeting

The Annual Meeting will be held in the Upper Meadow Common Area on Saturday, August 30th beginning at 11am. Property owners are asked to bring lawn chairs and a dish to share (salad, dessert, etc.) The HOA is providing hamburgers, hot dogs, sodas, water, plates, silverware, napkins, and ice chests. Everyone is reminded to leave their pets at home. All property owners are welcome to assist in setting up at 9am and/or cleaning up at the end of the meeting. Linford will arrange for a Porta-Potty to be delivered for the meeting. An Annual Meeting and Picnic package, consisting of a Board Letter to Owners and Ballot/Proxy will be mailed to all owners.

5. Public Comment

There was no public comment.

6. Next Meeting

The next meeting will be scheduled after the Annual Meeting.

7. Adjourn

The meeting was adjourned at 6:10 pm.

Respectfully submitted by Linda Stetzenbach, Secretary.