

Cedar Highlands Homeowners Association Board Meeting
1147 E. High Cedar Highlands Dr., June 25, 2011 at 6:30 p.m.

The Cedar Highlands Homeowners Association Directors held their monthly board meeting on June 25, 2011 at 6:30 p.m. at the home of Manny and Stephanie Mosqueda.

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

Others Present: George Mason, Stan Gaines, Stephanie Mosqueda, Paul and Paula Huddle were present.

The minutes were taken by Beth Gaines and Stephanie Mosqueda.

- 1. The meeting was called to order at 6:37p.m.; Welcome and Introduction of visitors – John Tully**
- 2. Approval of Minutes:** John and Manny recommended several revisions to the May 2011 minutes. Jay motioned to approve the minutes with these revision, seconded by Beth. The vote on the motion was unanimous.
- 3. Committee reports**
 - A. Financial Report--Beth**
 - 1. Current Account Balances:** The current account balances were provided to the board. Beth and Manny met with Stephanie and Aubrey of Hinton Burdick to review account balances and transfers between general and water accounts, status of 2011 dues, and liens to be applied. Aubrey will be taking Stephanie's place as Cedar Highlands' contact at Hinton Burdick when Stephanie leaves this fall.
 - 2. Liens:** Manny reported that liens have been placed on two additional properties for unpaid HOA dues.
 - 3. Water Account Transfer:** Beth provided the board with a schedule of water fees collected from 2010 and 2011 HOA dues, compiled by Hinton Burdick. The schedule details water fees collected and deposited in the general account, water fees already transferred to the water account, and the remaining balance of water fees collected to be transferred to the water account. The transfer of \$58,788.22 in water fees to the water account has been completed, with the general and water accounts now up to date.
 - B. Water—George Mason:** George provided a written report which will be attached to these minutes. Precision Pipeline completed all remaining items on their contract, and replaced a section of perforated drain line (by HOA request, \$400 cost) coming from the tank with regular water pipe. The perforated pipe had created a wet area, and needed to be removed.
 - 1. Well House—Operating Permit--** George and John checked with Division of Drinking Water on the status of the well operating permit and no one had received the information needed from Ensign Engineering. George and John will follow up to ensure this last piece gets completed.
 - 2. Conservancy District Meeting and Proposal:** The agreement for transferring Cedar Highlands' water system to the Central Iron County Water Conservancy District is still with the CICWCD attorney. We have requested the agreement include adding the HOA as indemnified, and detailing the service that the District will provide to Cedar Highlands. The next Conservancy District meeting will be July 2, 2011. It is anticipated the proposed agreement will go before the Cedar Highlands owners for a vote at the annual meeting.
 - 3. Loan Balance:** The Loan escrow account still has a balance. The board directed Precision Pipeline to be paid their final payment, but to hold any checks for Ensign pending their completion of the operating permit. Jay will contact Bulloch's regarding

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completing the road near the pump house which will provide safe access to the tank. This will be paid (\$2-\$3K estimate) from the water escrow account.

C. Roads--Jay

Spring Maintenance: Spring road maintenance by Bulloch's was fine except for the area by Janet Webb's home, where they need to change the crown of the road. Jay will have Bulloch's survey Janet's corner with a transit and provide an estimate.

D. A.R.C.: Manny approved an 11.5 ft. extension of the deck at Block 2 Lot 33. Jay reported that Block 4 Lot 18 is planning to build a garage near the road. Manny has not been contacted yet on this project. Manny reported a new state regulation requiring HOAs (for a \$37 fee) to be on a contact list for liens through the Title companies. It's not certain whether this list has been created. The HOA Board initiating foreclosures for non-payment of HOA dues was also discussed, and will require more research. There are still 165 lots with 71 homes.

E. Fire: Chipping in Cedar Highlands will take place during the last week of June and first week in July.

4. Public Comment Period: (taken out of order) Homeowner Paul Huddle provided the board with information regarding a bike race event that will take place in July, and a portion of the race will pass through Cedar Highlands. The racers will be directed off Cedar Highlands Drive to side roads in the subdivision as much as possible. Traffic leaving the subdivision will be directed to go through Right Hand Canyon. Traffic will be stopped from coming up the gravel road during race time. The race event will add Cedar Highlands HOA as an additional insured on their policy. The race access was approved by the board.

5. Action Items:

- a) Manny will speak with an attorney regarding costs and procedures for foreclosing and about our other liens.
- b) Manny to register HOA with state for a \$37 fee to be placed on list of liens on properties.
- c) John will contact Ben Ruesch about HOA foreclosures in general.
- d) Jay will call Bulloch's about road to the well house, culverts, and estimate for survey work corner of Cedar Highland Drive and High Mountain View.
- e) Janet will research ballot history to determine which Board Members' terms are up, and produce ballot for the new Board Elections.

6. Date, time and location of July meeting and Annual Meeting: The next board meeting will be July 16, 2011 at John Tully's house at 6:30 p.m. The Annual Meeting will be held Labor Day Weekend, September in the Upper Meadow.

7. Adjourn--Motion made by Manny to adjourn the meeting, seconded by Jay with a unanimous vote. Meeting adjourned at 8:35 p.m.