

Cedar Highlands Homeowners Association Board Meeting

June 8, 2013

The Directors of the Cedar Highlands Homeowners Association (CHHOA) held their monthly board meeting on 06/08/2013 at the home of Linda and Klaus Stetzenbach.

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

Additional property owners present were Terry and Debby Porter, and Donna and Karl Baumann.

- 1. Call to Order:** The meeting was called to order at 6:10 pm.

- 2. Special Notice:** The HOA Board acknowledged the resignation of Board President Chuck Davis effectively immediately. Manny agreed to serve as Interim HOA Board President until elections at the Annual HOA Meeting which is scheduled for August 31.

- 3. Approval of Minutes:** Following discussion of minor additions/changes, a motion to approve the amended May minutes was made by Beth and Jay seconded. Minutes were approved as amended.

- 4. Public Comment:** Terry Porter discussed with the Board his application for greenbelt status with the County. The HOA Board does not have jurisdiction over greenbelt status, but the HOA CC&Rs state that horses are to be corralled or fenced. Therefore, Mr. Porter asked the procedure for constructing a fence encompassing his entire property. He was directed to the HOA web site (www.cedarhighlandsHOA.org) for information and the application form for architectural review. Mr. Ported stated that he will be submitting this form to the Board and asked for an expedited review. Jay agreed that the Board would review this when received and a decision would be forwarded to him as soon as possible.

Karl and Donna Bauman then also discussed their desire for fencing at their property border and they were also referred to the website for the application form. The Baumanns also stated concerns for continuing septic problems with one of their bordering neighbors and were directed to contact the Health Department.

The Public Comment period also included discussion of unsightly storage of seasonal vehicles on HOA roads and the common area, and unsightly construction materials continuing on property where the residences have long since been completed. These situations impact the natural beauty of our subdivision and negatively affect all HOA property values. Jay agreed to draft a letter to property owners regarding seasonal vehicles, and Linda agreed to draft a letter concerning the construction materials. After Board approval these letters will be sent to property owners.

5. Committee Reports:

Financial

a) Balances

Beth reported that the financials for May had not yet been received from Barbara Hansen (Hinton Burdick) detailing the account balances, but that the check register showed an increase in the General Account as a result of payment of annual dues.

b) Annual Dues

A financial sheet with a listing of unpaid dues was presented. Properties Block 02 - Lot 03 and Block 02 - Lot 03 in lien have been sold in a foreclosure sale. The continuing non-payment of dues by some property owners was discussed. Manny agreed to contact Benjamin Ruesch (Sanders Ruesch and Reeve, Hurricane, UT) regarding non-payments exceeding \$1,000 for Block 2 – Lot 5, Block 2-Lot 21, and Block 7-Lot 02 and request that a letter be sent to each of these owners. Beth agreed to contact Barbara Hansen (Hinton Burdick) concerning property owners with overdue dues payments less than \$1,000 and request letters be sent to the owner of these 13 properties.

Roads

a) Main Road

No information has been received as yet regarding the engineering design of a main road realignment of Greens Lake Dr. through the subdivision. Rob spoke with Steve Platt (Iron County Engineer) regarding the need for road build up, and with Neil Forsythe (Iron County Supervisor) regarding scheduling of road grading when the road has been wet from summer rains.

b) Road Maintenance

Rob reported on the prohibitive cost of purchasing a loader to harvest gravel and dirt to improve HOA roads, but that a load could be rented at reasonable cost in town. Beth will complete a rental application form and Rob will organize work for improvement of the side roads.

c) Water System Improvements

John Orton Excavating, hired by the Central Iron County Water Conservancy, has installed three (3) new fire hydrants (one along High Mountain View and two along Cedar Highlands Dr.) to improve winter water flow. Rob will install reflective tape on a tall pole at each location to minimize likelihood of damage during snow plowing near these hydrants. Photographs were taken of the shallow depth of the main water lines by Linda during installation. The shallow depths likely contributed to the freeze problems experienced by some residents this past winter.

ARC

Other than the discussion listed under Public Comment (above), no ARC matters were discussed.

Fire

a) Control Burns/Chipping

Linford reported that John Schmidt, DNR, told him that chipping of slash piles at the edge of the roads should be conducted within the next two weeks. Property owners are encouraged to continue

removing materials that increase risk of fire danger, and to report their work hours and expenses on the sheet found on the webpage www.CedarHighlandsHOA.org under “FIRE.”

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 picnic and meeting will be found on the web site, www.CedarHighlandsHOA.org

7. Next Meeting

The next meeting is scheduled for July 13, 2013 at 6pm at the High Maple house of Linford Nelson.

8. Adjourn

The meeting was adjourned at 7:57 pm.

Respectfully submitted by Linda Stetzenbach, Secretary.