

Cedar Highlands Homeowners Association Board Meeting

June 12, 2014

The Directors of the Cedar Highlands Homeowners Association (CHHOA) held their monthly board meeting on 06/12/2014 at the home of Klaus and Linda Stetzenbach.

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

- 1. Call to Order:** The meeting was called to order at 5:03 pm.
- 2. Approval of Minutes:** A motion to approve the May 2014 minutes was made by Linford and seconded by Linda. The vote to approve was unanimous.

3. Committee Reports:

A discussion was held prior to the committee reports concerning the need for emergency meetings when a decision must be made quickly before a monthly meeting can be called. All members agreed that important decisions cannot be made unilaterally by a single board member/committee chair, but that an email meeting or conference call should be conducted.

Financial

a) Balances

In Beth's absence Manny presented the financial information received from Barbara Hansen (Hinton Burdick) detailing the account balances as of May 31, 2014.

b) Annual Dues

All long-term debt has been paid by property owners and the total debt of a very few property owners from unpaid dues totals less than \$1,000.

Roads

a) Main Road and Roads within the Subdivision

Manny reported that he and Jay had received two bids for road improvements within the subdivision. However, one of the two bids was incomplete. The project was to 1) establish road crown on the main road, 2) clear side road drainage ditches for proper drainage, 3) apply 2" of gravel spec road base (as per state specifications) including water application and compaction for a 22-25 foot width on HOA specified areas of the main road, and 4) grading of additional areas on the side roads.

Linda moved to accept the Bulloch bid and Earl seconded. The motion passed unanimously. Manny said that he would contact Bulloch. An upcoming meeting with some of the County Commissioners regarding improvements that are needed below the lower cattle guard to the pavement at Greens' Lake Road, has been scheduled for June 19, 2014 at 1:30 p.m.

Architectural

a) Ongoing CC&R concern:

The owner of Block 3, Lot 3 has chosen a new color for his home that is in compliance with the CC&Rs.

b) New Construction

A new construction project is being planned on Block 3 Lot 10.

When owners contact the Board or ARC Committee about improvements to their lot, the Arc Chairman will review their initial request, then they will be told that before making any improvements on their lot (such as ingress, driveways, fencing, landscaping, concrete work, etc.) they are required to go to the HOA website to:

- a. Carefully review the CC&Rs.
- b. Complete the required Architectural Forms and Agreements (Tab 'Architectural')
- c. Give the completed forms to the ARC Chair, who will review them with the Board prior to giving the Owners approval for any work to begin.

All residents are reminded of the CC&Rs requirements when building or making any exterior improvements/changes to their lot or home.

Fire

a) Chipping / Burning

Manny reported in Lindford's absence that John Schmidt, (Department of Natural Resources) believes some chipping may occur this summer if funding permits.

b) 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 work performed by property owners toward John Schmidt's crew work.

4. Other Business

a) On June 9, 2014, Cedar Land Title recorded a Notice of Recurring Assessments on each lot in the subdivision along with contact information for Title Companies and

Escrow agents. This will facilitate the notification of the HOA when property title is transferred to another owner. This indicates that each lot is subject to HOA dues.

b) Location of Dumpster

To assist property owners in removing trash and debris from their property, a dumpster will be placed on the common area during the week of the Annual Meeting for use by owners only.

c) For Sale Banner

A banner advertising the sale of property at Block 7, Lot 4 is not in compliance with the CCRs. Linda drafted a letter for Manny to send to the property owner.

d) 4th Annual Fire Road Race

A resident has notified the board that the Fire Road bicycle race will be conducted partly within the subdivision boundary on July 5th. Traffic control will be in place during a portion of the race from 10 a.m. to 5 p.m. Saturday, 07/05/14.

5. Next Meeting

The next meeting is scheduled for July 10, 2014 at 5pm at the home of Earl and Melba Christison on High Cedar View Dr. (Block 2 Lot 16).

6. Adjourn

The meeting was adjourned at 6:25 pm.

Respectfully submitted by Linda Stetzenbach, Secretary.