

# Cedar Highlands Homeowners Association

## Board Meeting

June 18, 2015

The Directors of the Cedar Highlands Homeowners Association (CHHOA) held their monthly board meeting on 06/18/2015 at the home of Melba and Earl Christison. Board Members present: Earl Christison, Jay Hampton, Manny Mosqueda, Peter Combs and Linda Stetzenbach. Beth Gaines and Linford Nelson were absent.

1. **Call to Order:** The meeting was called to order at 5:09 p.m.
2. **Approval of Minutes:** A motion to approve May 21, 2015 minutes was made by Manny and seconded by Peter with the amendment that the date for the Annual Meeting and Picnic should read September 5, 2015. These minutes were approved unanimously.

Resident Stephanie Mosqueda was present for public comment.

### 3. **President's Report**

Earl reported an abbreviated financial report in Beth's absence with information sent by Barbara Hansen of Hinton Burdick. These account balances show the final check for recent road improvements. The 2015 dues status is also current. A motion to approve this report was made by Jay and seconded by Manny. The financial report was approved.

There was discussion that the CHHOA website domain name expires soon. A motion made by Jay and seconded by Peter to have Manny renew it for two years was approved.

### 4. **Committee Reports:**

#### Financial

- a) Balances – see President's Report above
- b) Annual Dues – see President's Report above

#### Roads

- a) Road Maintenance

Jay reported that there will be road grading and gravel work performed in October before winter weather. He stated that some drainage rocks will also be placed in drainage ditches that have sustained washout due to heavy summer rains.

## b) July Fire Road Bicycle Race

Jay stated that no liability form has been received from the organizers of the July Fire Road bicycle race schedule to include HOA roads. Earl will investigate.

## Architectural

### a) New Buildings

The carport that sustained wind damage earlier this summer on Block 3, Lot 9 is scheduling a contractor to give a bid for the property owner's insurance company. Discussion of the Board included the fact that the new plans must meet county code and that the property owners must also submit plans to the HOA Board for approval.

Manny reported that the property owners of Block 3, Lot 10 have begun construction with basement work, but have yet to submit their exterior colors for final approval.

The property owners of Block 3, Lot 8 are having plans drawn up, but have not submitted plans to ARC for approval.

Manny reported that he was in contact with the owners of Block 10, Lot 1 who are still working with their builder to finalize plans for loan appraisal. They will be submitting final plans for architectural approval soon.

The Board approved the architectural submission for Block 4, Lot 10.

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

## Fire

### a) Chipping

John Schmidt (Coordinator for the Wildlands/Urban Interface for the Southwest Area of Utah Forestry, Fire, and State Lands) is receiving the Fire Wise forms from Peter when Peter receives them from property owners who are performing work on their lot(s). Mr. Schmidt told Peter that some piles of wood could not be burned last winter due to the location of the piles in close proximity to fencing or structures, and that some piles could not be chipped as they were not property stacked and/or they contained dried wood, not green/freshly cut materials. Earl will suggest to the property owners some alternative for them to clean up their lots, such as a roll-off dumpster.

The Board reminds property owners that in-kind forms for fire suppression activity are located on the HOA website ([www.cedarhighlandshoa.org](http://www.cedarhighlandshoa.org)) under the FIRE tab. Completed forms are to be submitted to Peter ([peter.combs@gmail.com](mailto:peter.combs@gmail.com)) so the HOA can be credited for the work performed by property owners.

## **5. Other Business**

The Annual Homeowners' Meeting and Potluck is scheduled for Saturday, September 5, 2015 (the Saturday of Labor Day weekend) beginning at 11a.m. Elections for Board positions are an important part of the business meeting. Elections for three positions will be held. Earl, Manny and Linford are all running for another two-year term. Additional nominations from property owners must include confirmation that those nominated agree to run and serve if elected. Manny will update the nomination letter with Barbara (Hinton Burdick) and include it in the Annual Letter to property owners.

For the picnic, HOA funds are used to provide hamburgers and hotdogs, buns, condiments, plates, napkins, and utensils, water and sodas. Homeowners are asked to bring salads, side dishes, and desserts to share. Homeowners should also bring lawn chairs, but are requested to leave all pets at home. Volunteers to assist in setting up and taking down the canopies are always appreciated. Set up begins on September 5<sup>th</sup> at 9am.

## **6. Next Meeting**

There will be no July meeting. The August meeting is scheduled for 8/13/2015 starting at 5p.m. at Manny and Stephanie Mosqueda's home, Block 8, Lot 6.

## **7. Adjourn**

The meeting was adjourned at 6:35 pm.

Respectfully submitted by Linda Stetzenbach, Secretary.