

Cedar Highlands Homeowners Association Board Meeting
2011 High Cedar View Dr., March 10, 2012 at 6:00 p.m.

The Cedar Highlands Homeowners Association Directors held their monthly Board Meeting on March 10, 2012 at 6:00 p.m. at the home of John and Jacqueline Tully.

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

Others Present: Fernando Hernandez, Jacqueline Tully, Stephanie Mosqueda and Stan Gaines.

The minutes were taken by Manny Mosqueda.

1. **The meeting was called to order at 6:15 p.m.**
2. **Welcome and Introduction of visitors** – John Tully
3. **Approval of Minutes:** Beth motioned to approve the minutes, seconded by Manny. The vote on the motion was unanimous.
4. **Committee reports**
 - A. **Financial Report - Beth**
 1. **Current Account Balances:** Beth presented the account balances as provided by Hinton Burdick for the month ending March 9, 2012. The water escrow account is officially closed. Jay motioned to transfer the remaining funds left in the water account to the Money Market account. Linford seconded the motion, which passed unanimously.
 2. **Delinquent HOA Dues:** As of March 9th 138 dues payments have been received accounting for 86% of the HOA property owners. Beth will call some of the delinquent owners along with Manny who will then develop a list of owners to lien.
 3. **Lot 6 Block 7:** Manny researched why the HOA didn't receive HOA dues from June 14 to Nov 23 of 2011 of \$421 for Block 6 Lot 7. Zions Bank foreclosed and had the property listed for sale but was in 2nd position. Subsequently, Wells Fargo holder of the 1st TD proceeded to foreclose on their interest and sold it to JDL Investments who bit higher than was owed and won the auction sale and took ownership of the property on 11-23-11. The HOA has received dues from that date. Wells Fargo never took ownership of the property. Zions Bank 2nd TD was wiped out.
 - B. **Water** - George Mason was appointed Manager of the CICWCD district. The water meters will be installed in the spring. Until that time property owners will only be charged the \$25 base fee per month.
 - C. **Roads - Jay** - Jay went over the repairs to rebuild the road sander. Average life is 5 years. HOA should budget \$2400-\$2500 to rebuild the sander every 5 years. Jay was commended for spearheading the meeting with the County Commissioners. It went very well and another meeting is scheduled in April. Among the items the Commissioners are considering are: additional signs, road guards/barriers, and possibly helping with spring maintenance.
 - D. **A.R.C. - Chuck:** Absent. No new items.

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E. Fire - Clive: Absent. No report this meeting. Manny noticed that with snow on the ground controlled burns have begun in piles south of livestock corrals.

5. Legal Issues: John signed documents prepared by attorney Ben Ruesch regarding a non-judicial foreclosure of Block 8, Lots 19 and 20.

6. Public Comment Period: Stan Gaines brought to our attention that a big rock on the side of the road should be moved.

7. Action Items:

a) Beth -Transfer funds from water account to money market account.

b) Beth - Confirm closing out of the water escrow account.

c) Manny- Have title company check for existing loans/liens for Block 2 Lots 2 and 3 and Block 8 Lots 11 and 12.

d) Jay -Talk to Ray Bulloch regarding use of spreading sand and pea-gravel with sander. Check to see that Ray doesn't charge HOA for plowing driveways or unauthorized work.

e) Linford- To get contact info for Block 8 Lots 11&12. And Block 2 Lots 2 & 3.

8. Date, time and location of meeting:

The next board meeting will be held on April 14, 2012 at 6 p.m. at Manny and Stephanie Mosqueda's home, 1147 Cedar Highlands Drive.

9. Adjourn--Motion made by Linford to adjourn the meeting, seconded by Beth with a unanimous vote. Meeting adjourned at 7:13 p.m.