

Cedar Highlands Homeowners Association Board Meeting

March 13, 2014

The Directors of the Cedar Highlands Homeowners Association (CHHOA) held their monthly board meeting on 03/13/2014 at the home of Beth and Stan Gaines.

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

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

3. Committee Reports:

Financial

a) Balances

Beth presented the financials received from Barbara Hansen (Hinton Burdick) detailing the account balances as of February 28, 2014.

b) Annual Dues

Annual dues payments for 2014 have been received from 87% of the properties. Two properties are multiple years past due (Block 2, Lot 11 and Block 3, Lot 6). The property at Block 02, Lot 21 foreclosed and the unpaid dues were paid. Twenty lots remain unpaid for 2014 dues. At the Board's request, Hinton Burdick will invoice unpaid properties with a 15% annual penalty. Linda moved and Rod seconded a motion that the Board direct Hinton Burdick to re-invoice and assess a penalty for the 20 properties with unpaid 2014 dues and direct Benjamin Ruesch, Esq. (Sanders, Ruesch & Reeve, PLLC) to send a letter to the two lots with multiple years of unpaid dues.

Roads

a) Main Road

Rob Yates reported that he spoke with Steve Platt (Iron County Engineer) who will schedule a meeting with personnel from the Bureau of Land Management (BLM), the

County Commissioners, and Heath Oveson (Go Civil Engineering) before staking the proposed road realignment.

b) Roads within the Subdivision

Rob received bids from Bulloch and Sunrock for supply of road base to improve roads within the subdivision with application and grading performed by HOA members. Previous work with base supplied by Sunrock that was performed last year has maintained a good road surface so Rob will test a few loads from Bulloch in May/June to determine if the products are comparable. At Linford's suggestion Rob will also ask the County if mine tailings are available, but in the past the mine tailings interfered with detection of piping under the road surface due to the high concentrations of metals in the tailings.

c) Sign

In an effort to minimize problems on the steep slope during the winter conditions, the Board would like a sign installed just above the lower cattle guard so drivers leaving the subdivision to go downhill would be directed to yield to uphill traffic. Rob reported that Wayne Adams does signs for the County and Steve Platt said that he will have the County pay for the sign.

Architectural

Jay reported that no new construction or renovation plans had been submitted.

Fire

a) Property owner activity

Linford reported that John Schmidt (Department of Natural Resources) will be chipping branches within the subdivision. The form found on the subdivision website (www.CedarHighlandsHOA.org) under "Fire" should be filled out by residents as work is performed so that DNR knows where chip piles are within the subdivision and so that the HOA receives in kind credit for fire suppression work performed. Resident Debbie Parham has volunteered to compile the lists sent to her via email (www.lvredbandit@yahoo.com).

b) BLM burning

The BLM will be burning south of the subdivision when they meet the clearing index, snow cover, and personnel requirements. There will be no burning of piles within the subdivision until Fall 2014.

c) **Additional fire abatement**

The State legislature approved funds for fire abatement in two to three years. However, there are no funds for a south side access road near the Beehive telephone shed.

4. Other Business

No other business was discussed.

5. Next Meeting

The next meeting is scheduled for April 10, 2014 at 5pm at the home of Manny and Stephanie Mosqueda (Block 8, Lot 6) 1147 High Cedar Highlands Dr.

6. Adjourn

The meeting was adjourned at 6:03 pm.

Respectfully submitted by Linda Stetzenbach, Secretary.