

Cedar Highlands Homeowners Association

Board Meeting

March 5, 2015

The Directors of the Cedar Highlands Homeowners Association (CHHOA) held their monthly board meeting on 03/05/2015 at the home of Linda and Klaus Stetzenbach. Board Members present: Earl Christison, Peter Combs, Beth Gaines, Jay Hampton, Manny Mosqueda, Linford Nelson and Linda Stetzenbach.

1. **Call to Order:** The meeting was called to order at 5:09 p.m.
2. **Approval of Minutes:** The February minutes were amended to note that Linford Nelson was absent from the February Board meeting. The motion to approve the amended February 2015 minutes was approved unanimously.

3. **President's Report**

Earl stated that he; Manny and Beth have gone to State Bank to sign the new signature card for the HOA Money Market Account and the HOA General Account. Jay Hampton has not had an opportunity to sign, but will do so soon.

Property owners walking the subdivision roads have encountered loose and menacing dogs on more than one occasion. These incidents prompted two owners to submit a letter and an email to the board. Included in the February 2015 minutes are Earl's report on his conversations with the Iron County Sheriff's office and the Animal Control office. Earl asked for an update on drafting a letter to be mailed to the owners of aggressive dogs in the subdivision. Manny has drafted a letter and has permission from the letter writer to include their letter in the Board's response. He will contact the owner who emailed regarding loose dogs to ask permission for their email to be included. The letter from the Board will also include Section 10 of Article VIII "Uses Permitted and Prohibited" from the HOA Codes, Covenants, and Restrictions (CC&Rs). Manny moved and Peter seconded a motion to send the letter regarding property owners' responsibilities regarding their dogs, to the property owners identified in the complaint letters. The motion passed unanimously. A copy will also be sent to the Sheriff's Office.

Earl spoke with the HOA Attorney, Ben Ruesch regarding years of delinquent dues owed by the owner of Block 4, Lot 9. Mr. Ruesch will commence foreclosure proceedings with a notice of default for nonpayment of 2014 and 2015 dues.

Earl reported that he sent a letter to the owner of Block 2, Lot 27 in response to their request to have the HOA install an additional fire hydrant near their property. Earl's letter explained that (as stated in the February 2015 minutes) when the Central Iron County Water Conservancy (CICWC) assumed ownership of the subdivision's water system, the CICWC assumed responsibility for all improvements regarding the water system. Property owners may contact the CICWC at (435)865-9901.

4. Committee Reports:

Financial

a) Balances

Beth had not received details of the account balances from Barbara Hansen (Hinton Burdick) as of February 28, 2015. Beth will report these balances and the March balances at the April board meeting. Jay stated that there will be an additional invoice from Bulloch's Dirt Works for recent snow removal.

b) Annual Dues

Beth reported that Hinton Burdick will send letters to the 16 lots which have 2015 dues still unpaid, reminding these property owners that the overdue penalty began on 02/01/2015.

Roads

a) Snow Removal

Jay reported that the snow plowing and sanding of the roads has been performed well this winter, except when Bulloch personnel were delayed pulling stuck drivers out of the roads. During recent snow storms Bulloch snow removal personnel rescued several property owners who were stranded without proper tires or chains. This assistance resulted in significant expense to the HOA and delay of snow removal throughout the subdivision. Peter made a motion, Linford seconded, and the Board agreed unanimously to draft a letter to all property owners concerning driving on subdivision roads during winter conditions. This letter will remind property owners to adhere to the Iron County caution sign at the bottom of the main road regarding the use of four wheel drive (4WD), snow tires and chains during winter conditions. In the future, the HOA will forward these costs to the property owners. Jay agreed to draft the letter.

b) Road Maintenance

Jay reported an estimate of \$60,000 to conduct main road maintenance this spring/summer. If funds are still available when that work is completed, the side roads will be improved. At the April meeting Jay will provide the board with a cost estimate for spring of a status and future of road maintenance.

c) Proposed Road Re-Alignment

Jay spoke with two of the County Commissioners regarding the proposal for road re-alignment, but the State needs more information, so a new submission is being prepared.

Architectural

a) New Building

Manny reported that he received an update from the property owner of Block 11, Lot 1 requesting more information on submission of his plans. His completed application will be submitted soon. The property owners at Block 3, Lot 10 will submit plans close to Memorial Day, and the property owners of Block 3, Lot 1 will be painting and expanding their outbuilding in the spring. They will submit plans soon.

All residents are reminded to review CC&R requirements when building or making any exterior improvements/changes to their structure(s). The CC&Rs and the forms to submit any proposed changes can be found under the ARCHITECTURAL tab on the HOA website www.cedarhighlandshoa.org

Fire

a) Fire Abatement Activity

Peter reported that he has received several fire abatement activity forms from HOA property owners and he will forward them to John Schmidt for in-kind credit. There will be more burning for fire mitigation when conditions are appropriate. Linford and Peter will meet with John Schmidt before the April meeting to discuss a possible fire road access and more burn activity.

b) Bureau of Land Management burning

Some burning of wood slag piles has recently been conducted by the Bureau of Land Management (BLM) personnel on BLM property near the subdivision.

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 Peter (peter.combs@gmail.com) so that the HOA can be credited for the work performed by property owners.

5. Other Business

a) Welcome Wagon – Beth reported that she and Manny will meet and discuss the format for the upcoming booklet and will report at the April meeting.

b) Earl introduced a way to help keep property owners up to date with a “Highlands Message.” It will include the current status of items the board is working on. Manny volunteered his wife Stephanie to help proof the final version.

6. Next Meeting

The next meeting is scheduled for Monday April 6, 2015 at 5pm at the home of Jay and Kathy Hampton (Block 8, Lot 2).

7. Adjourn

The meeting was adjourned at 6:35 pm.

Respectfully submitted by Linda Stetzenbach, Secretary.