

Cedar Highlands Homeowners Association

Board Meeting

March 17, 2016

The Directors of the Cedar Highlands Homeowners Association (CHHOA) held their monthly board meeting on 03/10/2016 at the home of Steve and Janice Swann. Board Members present: Peter Combs, Beth Gaines, Jay Hampton, Manny Mosqueda, Linford Nelson, Linda Stetzenbach and Steve Swann.

- 1. Call to Order:** The meeting was called to order at 6:07 p.m.
- 2. Approval of Minutes:** A motion to approve the February minutes was made by Manny and seconded by Beth. The minutes were approved unanimously.
- 3. President's Report**
Steve stated that the goals for the evening's meeting included committee reports which would include reviewing bids for road maintenance and a discussion of the restructuring proposal.

4. Committee Reports:

Financial

Beth reported that she had received current balance financials from Barbara at Hinton-Burdick, however, the dues owed listing was the exact copy of the previous month's dues report and Beth said that some properties which owed dues had made payment since last month. She will contact Barbara and distribute updated information to all board members.

Roads

a) Road Maintenance

Jay has not received the bids for work from top to bottom from Bulloch's Dirt Works and from Mel Clark. However, both contractors stated that if they received the contract they would begin road maintenance the first week of May with grading and applying state specification road base. Additional discussion of road maintenance was tabled until the April meeting.

Architectural (ARC)

a) New Buildings

Manny reported that Tom Kosakowski and Janet Webb have submitted an ARC form for painting of their exterior basement walls and deck railing with color photos attached showing the colors chosen. Steve moved to approve the application as the colors are within the approved

HOA color palette. Linda seconded the motion and the motion was approved. 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).

Fire

Linford reported that the only update to report was that he was able to meet with John Schmidt (Coordinator for the Wildlands/Urban Interface for the Southwest Area of Utah Forestry, Fire, and State Lands) and John stated that there likely will be no burning this late as the snow has receded. Peter stated that he is actively conducting a risk analysis with prioritization for future suppression activity.

Future Plans for the Subdivision

The board spent considerable time in discussion of possible incorporation of lands surrounding our subdivision. Steve distributed a draft petition proposal, a double-sided tri-fold brochure, a draft letter discussing the advantages and potential disadvantages of incorporation, and an HOA Proposal Ballot that could be sent to each property owner. Beth moved and Peter seconded a motion to vote on the wording of the proposal petition. The motion passed unanimously. A second motion was made by Linda and seconded by Beth to approve the petition and move forward with seeking incorporation. This motion passed 6 to 1. Steve will meet with Ben Reusch and a marketing group to create the petition for submission to the Iron County commissioners.

6. Next Meeting

The April meeting is scheduled for 04/21/2016 starting at 6:15 pm at the home of Beth and Stan Gaines (Block 11, Lot 3).

7. Adjourn

The meeting was adjourned at 8:25 pm.

Respectfully submitted by Linda Stetzenbach, Secretary.