

Cedar Highlands Homeowners Association Board Meeting

2323 S High Aspen Drive, May 28, 2010, 6:30 p.m.

The Cedar Highlands Homeowners Association Directors held their monthly board meeting on May 28, 2010 at 6:30 p.m. at the home of Clive and Shelly Newell.

Cedar Highlands Board Members Present: Linford Nelson, Clive Newell, Gary Rosenfield, John Tully, Manny Mosqueda and Beth Gaines. Janet Webb was absent.

Others Present: George Mason, Kelly Crane, Bill Bible, Jacqueline Tully, Stephanie Mosqueda, Shelly Newell.

The minutes were taken by Beth Gaines.

1. **The meeting was called to order at 6:30 p.m.; Welcome and Introduction of visitors – John Tully.** John introduced Jacqueline Tully, who read a petition prepared by Board attorney Ben Reusch outlining the HOA's position regarding the proposed Iron County Geological Hazard Ordinance. Manny Mosqueda made a motion to send copies of the petition (signed by Cedar Highlands homeowners) to Iron County Commissioners, Iron County Planning Board members, the Utah Attorney General, etc. Motion was seconded by Gary Rosenfield. The motion passed by unanimous vote.
2. **Approval of Minutes:** Manny Mosqueda made a motion to approve the April 2010 minutes. Gary Rosenfield seconded the motion. The vote on the motion was unanimous.
3. **Committee Reports:** Committee reports were taken out of order.

A. **Water--Kelly Crane:** Kelly Crane from Nolte Engineering reported on the \$250,000 loan awarded to Cedar Highlands from the State of Utah for construction of the well house, Phase I of the Water Master Plan. The 2.38% loan will fund all components of the well house including valve installation and interconnecting piping, purchase and installation of additional SCADA equipment, purchase and installation of a chlorinator with sensor, completion of the roadway to the well house and tank, and installation of various tank safety equipment. Clive Newell motioned to have Nolte Engineering provide complete project management for Phase I construction, at a cost of 15% of drawn funds. Project management costs were included in the requested loan. Beth Gaines seconded the motion, which passed unanimously. Nolte will oversee the next steps in the loan obligation and final resolution process and coordinate with the board. It is anticipated the pump house will take 60-90 days for construction. The Water Conservancy District will also be involved in the well house project as the HOA will request the District assume care and delivery of water to Cedar Highland's property owners.

B. **Water--George Mason--**Both water tanks are now full, with the lower tank overflowing. Weekly chlorine tests were adequate. A leak was observed at the upper tank hatch and has been corrected with a new seal. George met with Kelly of Nolte Engineering to review the priority list with cost estimates for Phase I improvements to the water system. The list was reviewed by board members. Beth motioned to accept items 1-6 on the project priority list for Phase I construction. Manny seconded the motion, vote was unanimous.

4. **Financial Report and Check Register**

A. Beth Gaines reviewed the April 2010 checking account reconciliations with board members. As of the end of April, the general account balance; the water account balance; money market balances were reviewed. A total of \$17,371.94 is past due for 2009 and

Cedar Highlands Homeowners Association Board Meeting

2323 S High Aspen Drive, May 28, 2010, 6:30 p.m.

2010 HOA dues from 21 lots. The May payables listing was reviewed. Included was the invoice from Schmidt Construction for spring road maintenance for \$9,118.62.

B. Fire – Clive Newell--Clive requested Beth forward the snow removal and road maintenance invoices since July, 2009 to him for reporting to the fire district. John Schmidt and crew will begin clearing identified lots of excess fire fuel in about 60 days. John will report the results of the practice emergency drill held in April to the board next June.

C. Architectural Report – Manny Mosqueda

Manny reported there are still 71 homes in the subdivision, no activity.

D. Roads – John Tully – A spring road maintenance has been completed, which included blading 8.3 miles of subdivision roads, and providing a good cover of gravel in front of the Cedar Highlands dumpster. This was a substantial amount of road work for the cost of \$9,118.62. Gary Rosenfield will write Iron County a letter requesting safety related signs for the gravel road, with a copy to be sent to local law enforcement.

5. Other Business/Discussion –

A. Cedar Highlands Clean Up Day-- Saturday, July 24 has been designated for the Cedar Highlands Clean Up Day, to begin at 10 a.m. in the common area. Since the landfill will be closed on that day (Pioneer Day), a roll off trash container will be delivered to the upper common area for trash disposal, at a cost of \$125. Beth will prepare an announcement for the event to be placed on the web site, and it will also be sent out to email addresses of owners, requesting volunteer support for the day. Stephanie and Manny Mosqueda have volunteered to feed the crew afterwards.

B. CC&R's. – Items in the draft CC&Rs requiring action include developing HOA rules and cleaning up the billing process. Gary will work with John Child on these items. A notice to review the draft CC&Rs online will be included with the mailing for the Annual Meeting. The process for voting on the revised CC&Rs will be determined by the board within the next few months.

6. Public comment period- No public was present at this time in the meeting.

7. Action Items:

- a) Kelly to email the process for Department of Drinking Water draws to Beth.
- b) Beth to contact Glen Crawford regarding HOA dues.
- c) Clive and Beth to work with Hinton Burdick regarding financial reports for the board.
- d) Gary to assist John Child with development of HOA Rules to accompany the CC&Rs
- e) Gary to write the letter to Iron County on road/traffic safety.
- f) John to review the water report for web posting.
- g) Manny to post the Annual Meeting (August 21) notice and Clean Up Day (July 24) notice on website.
- h) Manny to verify block and lot number for owners of Block 8 Lot 13.

8. Date, time and location of June meeting: Friday, June 25, 6:30 p.m. at the Mosqueda home.

9. Adjourn-- Meeting was adjourned.