

Cedar Highlands Homeowners Association Board Meeting May 18, 2013

The Directors of the Cedar Highlands Homeowners Association (CHHOA) held their monthly board meeting on 05/18/2013 at the home of Beth and Stan Gaines.

Board Members present: Chuck Davis, Beth Gaines, Jay Hampton, Manny Mosqueda, Linford Nelson, Linda Stetzenbach and Rob Yates.

1. **Call to Order:** The meeting was called to order at 6:05 pm.

2. **Approval of Minutes:** Following discussion of minor additions/changes, a motion to approve the amended March minutes was made by Rob and Beth seconded. Minutes were approved as amended.

3. **Committee Reports:**

Financial

a) Balances

Beth presented the financials received from Barbara Hansen (Hinton Burdick) detailing the account balances as of April 30, 2013.

b) Annual Dues

Additional financial sheets were presented, including a listing of unpaid dues. Discussion of this ongoing issue included that due to lien Lots 02-03 and 02-03 are being offered for sale on Friday at 10am, Chuck has sent a letter to the owners of Lot 02-21 and will contact them again, Manny has contacted the owners of Lot 02-28 and Lot 07-04, Wells Fargo is now the owner of Lot 02-33, and Chuck will contact Benjamin Ruesch (Sanders Ruesch and Reeve, Hurricane, UT) regarding Lot 07-02.

Roads

a) Main Road

The Iron County Commissioners have received the HOA's check for ½ of the cost for the engineering design of a main road realignment of Greens Lake Dr. through the subdivision.

b) Road Maintenance

Rob will research the costs involved in the lease or purchase of a loader to harvest gravel and dirt to improve HOA roads.

c) Water System Improvements

Rob reported that the Central Iron County Water Conservancy District has reported to the HOA Board that they plan to install three (3) new fire hydrants along High Mountain View on Tuesday, May 28th to improve winter water flow. Installation of these hydrants will necessitate disruption of water service along the properties for a brief period of time that day. Manny will post information on this activity on the HOA web site (www.CedarHighlandsHOA.org). Linda will take photos of the trenching to the

water line to assist the HOA Board in determining the depth to lines on this road for possible application of additional road bed.

ARC

a) Construction

Jay reported that the construction of the residence at Block 3, Lot 3 is continuing.

b) Improvements/Additions to Existing Property

A submitted ARC request to the HOA Board for additions to the existing residence of Beth and Stan Gaines was approved.

Linford reported on a verbal request for the construction by him of fencing at an existing residence for a new resident to the subdivision. The Board requested that Linford contact the resident and assist him in submitting a formal written proposal for ARC review.

c) Animals

A letter sent to the HOA Board concerning the application by subdivision property owner (Block 12, Lot 7) for Greenbelt Classification was discussed. Cindy Bulloch, Iron County Assessor, notified the Board that the property owner had applied for such classification and stated that his application “indicated he has had horses either ‘staked’ or ‘hobbled’ on his property for the previous two years.” Ms. Bulloch cited that the CC&R’s for the subdivision stated that horses are to be corralled or fenced, and asked if this owner had complied by fencing his property or had the Board granted this property owner a waiver. The Board’s discussion concluded that there is no historical evidence that ARC approval for fencing on this owner’s property had been received or approved, no historical presence of horses on this property has been observed, and no waiver had been applied for or approved. Linda will draft a letter with the Board’s response to Ms. Bulloch and circulate it for Board approval.

Fire

a) Control Burns/Chipping

Linford reported that John Schmidt, DNR, stated to him that there will be no burning within the subdivision until the Fall, but that DNR will be clearing on BLM lands south and west of Cedar Highlands. Residents are encouraged to trim within their property lines, place stack slash piles for chipping at the edge of the road, and report their work hours and expenses on the sheet found on the webpage www.CedarHighlandsHOA.org under “FIRE.” John Schmidt will also be making a proposal for the subdivision fire plan.

5. Other Business / Action Items

Event Request Form

The Board discussed the draft Event Request Form to be used by association members or their families who wish to use areas of the subdivision for special, non-HOA events. Following discussion with minor modifications, Chuck moved for approval, Rob seconded, and the form was approved for posting to the subdivision web site by Manny.

Cedar Highlands Library

Rob updated the Board on design for a “free library” kiosk in the subdivision for residents to exchange books. This kiosk would also serve for distributing information packets to new property owners, and Manny will develop “welcome wagon” materials and will compare information with what the county distributes. Rob will contact the Woods regarding possible placement of this kiosk on the shoulder of their property at High Mountain View and the main road.

Annual Meeting

The Board reminds all property owners that Saturday August 31st has been selected as the date for the HOA Annual Meeting. Information for the picnic and meeting will be found on the web site, www.CedarHighlandsHOA.org

6. Public Comment

Stan Gaines requested that Linford contact Mr. Schmidt requesting that brush be cleared and chipped above the upper cattle guard to the Kolob Road.

7. Next Meeting

The next meeting is scheduled for June 8, 2013 at 6pm at the home of Klaus and Linda Stetzenbach, 791 Cedar Highlands Dr.

8. Adjourn

The meeting was adjourned at 7:20 pm.

Respectfully submitted by Linda Stetzenbach, Secretary.