

Cedar Highlands Homeowners Association Board Meeting

May 8, 2014

The Directors of the Cedar Highlands Homeowners Association (CHHOA) held their monthly board meeting on 05/08/2014 at the home of Linford and Susan Nelson.

Board Members present: Earl Christison, Beth Gaines, Linford Nelson, Manny Mosqueda, Linda Stetzenbach, and Rob Yates. Susan Nelson was briefly present and John Tully attended as a non-board member resident.

- 1. Call to Order:** The meeting was called to order at 5:10 pm.
- 2. Approval of Minutes:** A motion to approve the April 2014 minutes was made by Earl and seconded by Linford. 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 April 30, 2014.

b) Annual Dues

Annual dues payments for 2014 have been received from 97% of the properties. One property remains with multiple years past due (Block 3, Lot 6) the owners were contacted by Manny who reported that they stated they will pay in full by the end of May 2014. Only three lots remain unpaid for 2014 dues.

Roads

a) Main Road and Roads within the Subdivision

Rob reported on a meeting he had with Lt. Edwards, Iron County Emergency Services, who reports to the County Sheriff, and the Cedar City Fire Chief regarding the ability of these agencies to respond to emergencies within the subdivision. Rob stated that both of these individuals desired that the condition of the main road be improved now as they need access to respond to calls from people in the subdivision. Rob further reported that it is the responsibility of the County to maintain the main road and he was

told that the county will be grading the road soon, but no date was determined. Rob expressed the need for the HOA to collaborate with the county and develop a strategic plan for road improvements until the road re-alignment is completed. To assist in this, Earl will draft a letter with the bullet points of 1) emergency services desire improved roads, and 2) the county will benefit from additional taxes assessed on HOA properties as more homes are built and the value of properties increases with improved road access.

b) Crushed Asphalt

In the April minutes it was reported that there was a possible donation of crushed asphalt for improvement of interior roads. However, the company expressing interest in donating the asphalt utilized the material and therefore it will not be available to the HOA.

Architectural

a) Exterior Color Panel

As proposed in the April minutes, Beth and Jay collected exterior color swatches for main colors, accent colors, and roof colors to assist property owners in complying with the HOA CCRs. Linda moved and Rob seconded approval of this panel and the panel was approved unanimously by the Board. Copies of the color panel are available from the Board. Property owners are reminded that when constructing a new structure or renovating exterior structures (including, but not limited to a change in exterior paint color) the owner must obtain signed approval by the Board prior to these activities.

b) Ongoing CCR concern

Linford moved and Beth seconded approval of a written response to the owner of Block 5, Lot 3 regarding the color of his house not being in compliance with the CCRs. Sending the letter was approved with one dissenting vote. The letter will be sent by Manny asking for a response within 14 days of the date of the letter.

Fire

a) Chipping / Burning

Linford stated that John Schmidt, (Department of Natural Resources) reported to him that there will be no controlled burns due to the high fire season potential, and there are currently no funds allocated for chipping as funds are being reserved for summer fire fighting. Linford will contact John to ask him to attend and speak at the annual meeting.

b) Property owner activity

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 Debbie (email: lvredbandit@yahoo.com) so the HOA can be credited for the work performed by property owners.

4. Other Business

a) Location of Dumpster

The discussion of the possibility of placing a dumpster in the subdivision during the week of the Annual Meeting for use by owners for cleaning up trash and debris on their property was delayed until the June meeting.

b) Title and Escrow Notice

A motion to place a recording notice for title and escrow that was made by Linda and seconded Rob was approved. This will facilitate the notification of the HOA when property title is transferred to another owner.

c) For Sale Banner

A banner advertising the sale of property at Block 7, Lot 4 is not in compliance with the CCRs. Linda will draft a letter to the property owner that will be discussed at the June meeting.

5. Public Comment

Property owner John Tully presented concerns regarding the condition of the main road and roads within the subdivision, and the maintenance of the roads by property owner volunteers. These concerns were discussed and are summarized under the Roads Committee Report above.

6. Next Meeting

The next meeting is scheduled for June 12, 2014 at 5pm at the home of Klaus and Linda Stetzenbach, 791 E. Cedar Highlands Dr. (Block 4, Lot 10).

7. Adjourn

The meeting was adjourned at 7:25 pm.

Respectfully submitted by Linda Stetzenbach, Secretary.