

# Cedar Highlands Homeowners Association

## Board Meeting

May 21, 2015

The Directors of the Cedar Highlands Homeowners Association (CHHOA) held their monthly board meeting on 05/21/2015 at the home of Susan and Linford Nelson. Board Members present: Earl Christison, Beth Gaines, Jay Hampton, Manny Mosqueda, Linford Nelson and Linda Stetzenbach. Peter Combs was absent. Residents David Pack and Janet Webb were present for public comment.

1. **Call to Order:** The meeting was called to order at 5:05 pm.
2. **Approval of Minutes:** A motion to approve April 6, 2015 minutes was made by Manny and seconded by Linford. These minutes were approved unanimously.

### 3. **President's Report**

Earl reported on the status of continued late dues for Lot 4, Block 9. Earl again spoke with the HOA Attorney, Ben Ruesch about the Board's April 6<sup>th</sup> decision to have Mr. Ruesch inform the property owner of the need for full payment with late payment penalties, and HOA attorney fees by October 15, 2015 or the HOA will initiate foreclosure on the property. Earl reported that Mr. Ruesch did relay that message to the property owner and will follow-up with a letter to the owner.

When prompted by Earl regarding dog issues in the subdivision, Janet Webb commented that she had become lax in use of their dogs' perimeter collars. Since receiving the letter she has assured the board that the dogs are wearing the collars whenever they are outside and the dogs have not been off their property. She also stated that she may be submitting a plan for fencing to keep the dogs on the other side of the house, away from the sides facing High Mountain View and Cedar Highlands Drive, which should reduce their barking.

Earl asked for any responses that Board Members may have received on the 'Highlands Message' sent to all property owners. Responses have been favorable.

### 4. **Committee Reports:**

#### Financial

##### a) Balances

Beth received from Barbara Hansen (Hinton Burdick) the account balances as of April 30, 2015 that included all checks written to date. The bill received today from Bulloch

Dirt Works for the maintenance work recently performed on the main road has not been paid, and it is discussed under Roads (below).

b) Annual Dues

Beth reported that Hinton Burdick has listed that 97% of lots paid their dues for 2015 with 5 lots owing 2015 dues. The one lot that owes 2 years of dues was discussed in the President's Report above. Property owners are reminded that the overdue penalty began on 02/01/2015.

Roads

a) Road Maintenance

Manny stated that he had received a bill from Bulloch Dirt Works the day of the Board meeting. It is for recent completion of main road maintenance of grading and application of road base. He turned the bill over to Jay. The bid was less than anticipated so in the Fall Jay will ask for Bulloch to bid on additional maintenance work to be completed prior to snowfall.

b) Proposed Road Re-alignment

Jay stated that no recent information has been forwarded from the County Commissioners concerning the proposed road re-alignment. Earl will try to schedule a meeting between the Board and some of the Commissioners to get new information on possible grants/loans for re-alignment of the main road. David Pack commented on the need for a reduction in the 17 percent grade of the steep slope. Earl and Jay answered that the proposed re-alignment will minimize slopes to county standards should we obtain funding and be able to go forward with an approved proposal by the Cedar Highlands property owners.

Architectural

a) New Buildings

Manny reported that he was in contact with the owners of Block 11, Lot 1. The perk test conducted on their property passed, and they have bladed their driveway. They will be submitting final plans for architectural approval soon and hope to begin construction this summer.

Manny also reported that the property owners of Block 3, Lot 10 are clearing their lot, but have yet to submit their exterior colors for final approval.

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](http://www.cedarhighlandshoa.org)).

## Fire

### a) Chipping

Linford reported that with the exception of Block 12, Lot 7, chipping had been completed on lots reported to Peter where chip piles were stacked. Linford will contact John Schmidt (Coordinator for the Wildlands/Urban Interface for the Southwest Area of Utah Forestry, Fire, and State Lands) to have these piles chipped.

### b) Fire

Linford reported that many property owners had performed a lot of brush removal on their property that will reduce fuels for a potential fire. However, although the tanks are full, he expressed concern for water to fight fires should we experience a wildfire in or 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](http://www.cedarhighlandshoa.org)) under the FIRE tab. Completed forms are to be submitted to Peter ([peter.combs@gmail.com](mailto:peter.combs@gmail.com)) so the HOA can be credited for the work performed by property owners.

## **5. Other Business**

The annual homeowners' meeting and potluck is scheduled for Saturday, September 5, 2015 (the Saturday of Labor Day weekend) beginning at 11am. HOA funds are used to provide hamburgers and hotdogs, buns, condiments, plates, napkins, and utensils, water and sodas. Homeowners are asked to bring salads, side dishes, and desserts to share. Homeowners should also bring lawn chairs. Volunteers to assist in setting up and taking down the canopies are always appreciated. Set up begins on the 6<sup>th</sup> at 9am.

## **6. Next Meeting**

The June meeting is scheduled for June 18<sup>th</sup> starting at 5pm at Earl and Melba Christison's home, Block 2, Lot 16.

## **7. Adjourn**

The meeting was adjourned at 6:07 pm.

Respectfully submitted by Linda Stetzenbach, Secretary.