

Cedar Highlands Homeowners Association Board Meeting

May 19, 2016 5:30 pm. Hampton Home

The Cedar Highlands Homeowners Association Directors held their monthly board meeting on May 19, 2016 at 5:30 p.m. at the home of Jay and Cathy Hampton.

Cedar Highlands Board Members Present: Steve Swann, Beth Gaines, Manny Mosqueda, Linford Nelson, Jay Hampton, and Peter Combs. Linda Stetzenbach was absent.

Others Present: Mike Ford, Roberta and Stewart Williams

The minutes were taken by Beth Gaines.

1. The meeting was called to order at 5:43 p.m.

2. Approval of Minutes: Manny motioned to approve the April, 2016 minutes, seconded by Jay. The vote on the motion was unanimous.

3. President's Report

- A.** Steve presented photographs of a toilet/pole/tarp structure and other pole/tarp structures on Blk. 04, Lot 12. Steve stated the Iron Co. health inspector was called onsite on May 19, 2016 to view the structures. After discussion, it was decided that Jay will speak with the owner of Blk. 04, Lot 12 about removing the structures.
- B.** Steve reviewed the status of the petition to incorporate. To date, 34 registered voters have signed the petition and 18 owners, or \$2.68 million in property ownership have signed the petition.
- C.** Steve presented information on the 6th Annual Fire Rd. bike race to be held within the subdivision on June 25. Steve will request a Certificate of Insurance Liability from the race promoter. After considerable discussion, Steve motioned that after the Certificate of Insurance Liability has been obtained and favorably approved by Peter Combs and Linford Nelson (affected properties), the race will be approved by the HOA. If the Certificate of Insurance Liability is not approved by the affected property owners, the race route will be diverted to avoid these properties, and will then be approved. Motion was seconded by Linford Nelson, which passed unanimously.
- D.** Steve shared a report from HOA attorney Ben Ruesch regarding collection efforts for HOA dues in arrears. Some payments have been made by property owners resulting from the letters from our attorney. Some property owners were personally contacted by board members to expedite payment.

4. Committee Reports

A. Financial Report—Beth

Current Account Balances: Beth presented the account balances as provided by Hinton Burdick as of May 18, 2016. Beth also provided an update on annual dues payments. There currently is approximately \$5,000 in outstanding dues.

B. Roads—Jay: For several days, the contractor has been laying down larger sized road base materials than originally anticipated. Most of our original road base is no longer in place due to snow plowing over the years. The major locations in need of work have been covered. Jay stated that the cost of work performed thus far has reached \$70,000, and recommends using the remaining \$5,000 budgeted for the project to re-grade the roads in October and add finer road materials at that time.

Cedar Highlands Homeowners Association Board Meeting

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The Water Conservancy field staff has requested the HOA apply up to 12" of road materials in locations where water pipes have frozen in the recent past. The HOA does not plan to do this as it is cost prohibitive. Jay will collect the weigh bills from the road work materials. Manny inquired about the lack of culverts throughout the subdivision. Jay reiterated the need for homeowners to be responsible for 18" culverts where their driveways meet subdivision roads. A means of periodically communicating this to all property owners is needed.

C. A.R.C.--Manny: Manny relayed there has been one change requesting a slightly different stone trim than originally approved for a structure. The change is within the earth tone color range. Manny motioned to approve this change, seconded by Peter. The vote passed unanimously.

D. Fire--Linford/Peter: Peter passed around an aerial photo of the subdivision and alleged that this was a fire abatement plan which had taken 5 years for Utah and the US government to negotiate for Cedar Highlands. Since Manny, Jay, Beth and Linda had not heard of this plan being developed over the past 5 years, Peter was questioned on the plan and the validity of it. The fire access routes marked in red are all on Linford Nelson's property that adjoins Cedar Highlands Subdivision, as are the proposed helicopter dipping ponds.

Peter was not able to provide any verification from the state or federal government that this was a verified study for our subdivision. No narrative or standard specifications from the DNR were provided. Peter provided a verbal estimate of a \$12,000 annual bid he received from a contractor whom he would not name, to build and maintain the fire abatement plan. After considerable discussion, Peter forcefully stated that if the proposal was not to be adopted by the board immediately, the HOA would be financially liable in case of fire. Board members pointed out that this is not the case. Peter became agitated, said he was resigning from the board as a result of the board not acquiescing to his demand to pass a proposal immediately to fund the roads and dipping ponds as defined in the diagram he submitted without any verification. He then stormed out of the meeting. After further discussion, Steve motioned to request a plan narrative or standard specification from John Schmidt, DNR, to support the aerial photo map. The Board will then review the plan, and can adopt it as written or request clarification as needed. Beth seconded this motion, and all voted aye.

5. June 11th Vote Meeting—Steve reminded the Board the meeting will begin at 11 a.m., to be held at Rob Yates' home, Blk 04, Lot 17. There will be an opening, short presentation of announcements, finance report, road report, fire report. The discussion on petition issues will follow, taking a debate format with pros and cons voiced. Beth suggested having owners who wish to comment complete a comment card prior to speaking. This way the Board can better gauge speaker time limits and manage the discussion. Roberta and Stewart Williams, assisted by Linda and Beth, will check in property owners before the meeting. A quorum of 60% of 165 lots (total of 99 lots) will be required to vote on the issue. This includes owners who have already submitted ballots on the issue, proxy votes, and those that have not yet submitted ballots. If no quorum is obtained, the vote will not take place that day. Another owners meeting will be scheduled within 10 days, with a quorum of 30% of 165 lots (50 lots) as required by CC&Rs. After a vote is taken, ballots will be counted.

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Manny will set up the PA system. Beth will provide name tags for all. Beth and Linda will provide water and sodas for the meeting. No food will be served. Owners should bring their own chairs.

6. Public Comment: Mike Ford commented that his perception of the purpose of the incorporation brochure and information mailed was to create a favorable impression of the proposal and that owners should support this initiative.

<http://cedarhighlandshoa.org/wp-content/uploads/2016/09/Chipping-in-Cedar-Highlands.pdf>

7. Date, time and location of meeting: The next board meeting will be held July, 2016 at Steve Swann's home. Exact date to be determined.

8. Adjourn--Motion made by Manny to adjourn the meeting, seconded by Jay with a unanimous vote. Meeting adjourned at 7:19 p.m.