

Cedar Highlands Homeowners' Association

Annual Meeting and Potluck Picnic, August 31, 2013

The annual HOA Meeting and Picnic was well attended. Attendees enjoyed a fantastic pot-luck lunch, fellowship, and exchange of vital information regarding our unique subdivision.

The current HOA Board members Beth Gaines (Treasure), Jay Hampton (Architectural Review), Manny Mosqueda (President), Linford Nelson (Fire), Linda Stetzenbach (Secretary), and Rob Yates (Roads) were introduced.

1. **Call to Order:** The meeting was called to order at 11:45 am
2. **Approval of Minutes:** The minutes of the 2012 Annual Meeting were approved as written.
3. **Committee Reports:**
 - A. **Fire**

Linford Nelson (Fire Chairman) introduced John Schmidt (Wildlife Urban Interface Coordinator, Utah Forestry, and Department of Natural Resources.) John stressed the need for property owners to ensure that their residence is maintained as defensible space. He distributed brochures that detailed fire emergency preparedness and outlined 7 ways property owners could maintain their property:

- 1) Become educated on fire risk reduction.
- 2) Have realistic expectations for personal property during a fire emergency.
- 3) Residents to accept responsibility for defensible space on their property.
- 4) Have evacuation plans.
- 5) Participate in fuel reduction efforts including buffers and fuel management, such as clearing their property of brush and dead trees, and signing up for chipping with Fire Chairman.
- 6) Work together to update the HOA fire reduction plan.
- 7) Actively brush/fuel and maintain fire breaks within the subdivision.

John Schmidt stressed that property owners need a written Fire Permit for burning on their property from June 1-October 31. Property owners must contact the Cedar City Fire Department at 435-586-2964 to obtain permits for open fires. While campfires are unregulated, they are restricted during periods of high alert and property owners must be mindful of postings of fire danger and restrictions. Volunteers are needed for the HOA

Fire Council. Currently, only one property owner has signed up. Please contact Linford (www.cedarhighlandsHOA.org) if you wish to participate on the Fire Council.

B. Architectural Review *IMPORTANT, Please Note*

Jay Hampton (Architectural Review Chairman) reminded property owners that they need to take individual responsibility for compliance with the HOA Codes, Covenants, and Restrictions (CCRs) found on the web site (www.cedarhighlandsHOA.org). **New construction and any exterior modification to an existing dwelling require submission of a form found on the website. For modifications to existing dwellings this includes, but is not limited to:**

- **installation of a patio cover, deck, fencing, garage or other outbuilding**
- **re-painting or staining of exterior surfaces**
- **re-roofing**
- **Sheds, walls, driveway widening, etc.**

C. Water

Paul Monroe (Manager, Central Iron County Water Conservancy District) reminded property owners that the CICWCD is now responsible for the water system for the subdivision. The CICWCD needs the correct mailing address for each property owner. Any concerns regarding the water system should be directed to the CICWCD at 435-865-9901. He discussed the installation of new fire hydrants in several locations within the subdivision to provide additional water sources for fire response. Also, installation of new water meters at several properties. The CICWCD will monitor freeze conditions in the winter and provide a drip flow of water through the hydrants when warranted to minimize freeze-up problems.

He reminded property owners that their water meters should be insulated to minimize freeze problems from the meter to their dwelling. Also, if a dwelling is unoccupied during the winter or if residents plan a long period of absence during the winter, they should utilize their “stop and waste” value to drain the house or call a plumber to winterize their dwelling. He also stated that low chlorine concentrations in their water may occur if a dwelling is unoccupied so the owner should flush their pipes prior to consumption.

D. Financial

Beth Gaines (Treasurer) introduced Robert Cox (Partner with Hinton-Burdick) who presented asset and liability balance sheets and stated that the HOA is in a good cash

position at present. He suggested that the monies held in reserve should be discussed at a future board meeting.

E. Roads

Rob Yates (HOA Board Member for Roads) discussed the collaboration of the HOA Board with the County Commissioners to upgrade the main road to a Class B County Road. The county will install yellow and black caution signs on that road throughout the subdivision, and grade the main road twice a year.

The HOA Board installed green and white Cedar Highlands Private Subdivision signs at the entrances to all the side roads, and placed color coded metal posts at all fire hydrants, water service manholes, and many culverts, to alert snow removal machinery during the winter.

A combined effort by the HOA Board and Iron County resulted in an engineering design for realignment of the main (Greens Lake/High Cedar Highlands) road. This design is being created by the Iron County Engineer at a cost of approximately \$22,000, half of which was paid by Cedar Highlands HOA funds. The plans are not yet available for review and any realignment requires review for impact to historical sites. Once a realignment design is approved by both Iron County and the Bureau of Land Management (BLM), the next major project will be to obtain funding for the construction of a new main road. Re-alignment will likely be years away.

The HOA Board has also been seeking approval from the BLM to improve the line of site at the steep grade approaching the lower cattle guard. Currently drivers approaching this part of the road during winter conditions of snow and ice cannot observe road conditions ahead and possible obstruction by stalled vehicles. The HOA Board is seeking approval to “shave off” the upper side of the slope to permit drivers at the bottom of the grade to readily observe the road conditions.

Drivers descending the steep grade in the winter are reminded to stop above the cattle guard and give right away to any ascending vehicles.

Property owners are also reminded to install a culvert at the edge of their driveway to minimize runoff of water onto the road. Road base material will be applied to several areas of the main road within the subdivision to improve the surface. The speed limit is 15 miles per hour and excessive speed and aggressive driving contributes to the deterioration of our roads.

4. Other Business

A pending afternoon thunderstorm shortened the meeting to approximately 2p.m. Owners packed up canopies, tables and picnic materials, returning the common area to its natural condition.

5. Conclusion

The HOA Board thanked all the property owners in attendance and asked for their continued support. They reminded everyone that it is the responsibility of all of us to maintain the beauty and serenity of the mountain properties we use and enjoy.

6. Adjourn

The meeting was adjourned at 2:00 pm.