

Cedar Highlands Homeowners Association Board Meeting

November 8, 2012 at 6:00 p.m.

The Cedar Highlands Homeowners Association Directors held their monthly board meeting on November 8, 2012 at 6:00 p.m. at the home of Jay and Cathy Hampton.

Cedar Highlands Board Members Present: Rob Yates, Beth Gaines, Manny Mosqueda, Linford Nelson, Jay Hampton. Linda Stetzenbach was absent. Chuck Davis was present via speaker phone.

Others Present: none

The minutes were taken by Beth Gaines.

1. The meeting was called to order at 6:23 p.m.

2. Approval of Minutes: Manny suggested eliminating the fund amounts in the Financial Report as well as in the discussion on annual dues past due. With these corrections, Jay motioned to approve the September, 2012 minutes, seconded by Rob Yates. All voted aye.

3. Committee reports

A. Financial Report—Beth/Manny

1. Current Account Balances: Beth presented the general account balance as provided by Hinton Burdick for month ending October, 2012. The updated money market account balance was not available.

2. Collections: Chuck will contact Ben Ruesch, board attorney, regarding collection status of the three properties with multiple year dues payments past due.

3. Annual dues payment status/Address updates: There are still 9 properties that are delinquent on annual dues. Manny has forwarded the most current owner's address list to Hinton Burdick in preparation for the December annual dues invoices.

4. State Bank –new signature card: Manny provided a new signature card to update check signers, removing former board members, and adding new board members as signers. Linda Stetzenbach and Chuck Davis still need to sign.

B. Roads—Rob presented two bids for a “Cedar Highlands Private Subdivision” sign that would match the one located above the upper common area. The bids were from Rainbow for a 3’x5’ sign, and from Star for a 4’x8’ sign. It was determined that the 3’x5’ size would be appropriate for placement at the lower cattle guard entrance to the subdivision. Jay motioned for Rob to obtain a bid from Star for a 3’x5’ sign to compare with Rainbow’s bid, and for Rob to purchase the lower of those two bids. Motion was seconded by Linford. All voted aye. Rob will purchase the parts for sign installation, install the new sign, and request reimbursement.

Rob and Jay will set up a meeting with Iron County Commissioners to discuss specific plans for grading maintenance of Green’s Lake Road. Dave Miller is the newest Commissioner. Long term: Rob recommends leaving the gravel roads as they are until spring, when grading and additional road base can be added for a longer lasting improvement. Short term: Rob will talk to Ray Bulloch about hauling and spreading cinders for the road. It was recommended that we hold off on bids for springtime maintenance until we meet again with Iron County Commissioners to discuss future road maintenance.

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It was also discussed that Block 3 Lot 3 has been given approval for construction to begin. A culvert that is too small in diameter has been installed. The culvert needs to match the size of the ditch to maintain good drainage flow.

C. A.R.C.-Jay informed the board of a possible encroachment of a common area by property Block 8 Lot 10. Jay and Chuck will follow up with the owner to determine any action.

D. Fire-Linford notified the board that there is \$15,000 in grant funds remaining, and John Schmidt of DNR may clear some trees and brush on the BLM road easement with the remaining funding. DNR has done some chipping, and will do more as weather and staffing permit. Burning of debris piles will wait until snow is present and fire danger is reduced.

4. Public Comment Period: no public comments received

5. Action Items: We will add a President's letter to be mailed with the annual dues mailing, to be sent out before Dec. 25, 2012.

6. Date, time and location of meeting: The next board meeting will be held Dec. 8, 2012 at Klaus and Linda Stetzenbach's home at 6 p.m..

7. Adjourn--Motion made by Beth to adjourn the meeting, seconded by Chuck with a unanimous vote. Meeting adjourned at 7:17 p.m.