

Cedar Highlands Homeowners Association Board Meeting

November 21, 2013

The Directors of the Cedar Highlands Homeowners Association (CHHOA) held their monthly board meeting on 11/21/2013 at the home of Earl and Melba Christison.

Board Members present: Earl Christison, Beth Gaines, Jay Hampton, Manny Mosqueda, Linford Nelson, Linda Stetzenbach, and Rob Yates. John Tully and Melba Christison were present as property owners.

- 1. Call to Order:** The meeting was called to order at 5:04 pm.
- 2. Approval of Minutes:** A motion to approve the October minutes was made by Beth and seconded by Earl. 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 October 31, 2013.

b) Annual Dues

One property (Block 2, Lot 21) has multiple unpaid dues totally more than \$1,000. This property is in foreclosure and the unpaid dues will be collected at foreclosure. The remaining unpaid dues from 6 properties total less than \$1,800. Of these, 2 properties have unpaid 2013 dues and four have small amounts dues that are from late charges.

c) Expense Receipts

Rob had one receipt for the main road improvement below the cattle guard (see below). He turned in a receipt for \$600 for oil and fuel, but the rental receipt for the loader used was not yet available.

D) Budget

The 2014 Budget was discussed with an increase made to the Professional Accounting Services line (Hinton Burdick, as discussed in the October 2013 minutes). Linda moved and Linford seconded that the 2014 dues remain at the 2013 amount of \$440 per lot. The vote to approve was unanimous. Letters with dues will be sent to property owners December 26th or 27th with a past due date of February 1st. Beth will complete the budget sheet and send to all board members via email.

Roads

a) Main Road

Rob Yates proposed that the HOA install leach rock for the bar ditches (drainage ditches at the road edges). These rocks would assist in drainage of runoff water through the ditches and would minimize the ditch depth that could be a concern during the winter. The road below the lower cattle guard has been widened to improve the sightline, but some additional grading is needed. Rob will speak with Bulloch for a bid on completing main road improvements 300 feet below the lower cattle guard and application of road base material for summer road improvements. A December 3rd meeting has been scheduled with some of the Iron County Commissioners to review their main road re-alignment plan.

ARC

a) Construction

Manny and Earl met with the property owner of Block 3, Lot 3 regarding ARC concerns. The owner has agreed to a color change, but it will have to wait to spring due to weather considerations. The draft letter to the property owner in Block 11, Lot 11 concerning cleanup of his recent driveway construction and need to re-plant areas that were disturbed was revised. Linda will make the suggested changes and forward it to Manny who will send it to the owners.

b) Fencing

The draft letter to the property owners of Block 12, Lots 5-9, and 13-15 regarding the newly installed fencing was edited. Linda will make the suggested changes and forward it to Manny who will send it to the owners.

Fire

a) Control Burns/Chipping

Linford reported that the Department of Natural Resources (DNR) conducted burning of piles on November 21 and additional piles will be burned through the next 30 days. The DNR will also be burning outside of the subdivision on BLM lands. Manny will post information on this burning on the website,

4. Other Business

Beth said that there is an on-line HOA legal and management web address with information for HOA Board Members. She will get a password to all the current board members so they may access this information resource.

5. Next Meeting

There is no scheduled December 2013 meeting. The next meeting is scheduled for January 9, 2014 at 5pm at the home of Linda and Klaus Stetzenbach (Block 4, Lot 10 – 791 E. High Cedar Highlands Drive).

6. Adjourn

The meeting was adjourned at 6:30 pm.

Respectfully submitted by Linda Stetzenbach, Secretary.