

Cedar Highlands Homeowners Association

Board Meeting

November 13, 2014

The Directors of the Cedar Highlands Homeowners Association (CHHOA) held their monthly board meeting on 11/13/2014 at the home of Linda and Klaus Stetzenbach. Board Members present: Earl Christison, Peter Combs, Beth Gaines, Manny Mosqueda, Linford Nelson, and Linda Stetzenbach.

- 1. Call to Order:** The meeting was called to order at 5:08 pm.
- 2. Approval of Minutes:** A motion to approve the October 2014 minutes was made by Peter and seconded by Jay. The vote to approve was unanimous.

3. Guest Speaker / *Fire Report

John Schmidt, Coordinator for the Wildlands/Urban Interface for the Southwest area of Utah Forestry, Fire, and State Lands, was a guest speaker. His agency works with communities to prepare for wildfire events. He plans fuels reduction projects to lessen the severity of fire. John reported that in the past, the Bureau of Land Management (BLM) has worked in the surrounding perimeter of Cedar Highlands, but the threat of a fire has not been eliminated from the landscape of our subdivision. John reported on a new program initiated by the Governor of Utah using state funds for a task force focused on catastrophic wildfire. This program mandates that the Utah Department of Agriculture define risk areas and develop strategies to minimize those risks. It also develops a committee with approx. 6 subcommittees in conjunction with some county commissioners to identify areas for attention. John suggested that the HOA contact Commissioner Dave Miller and ask that our subdivision be considered for this program. John suggested a discussion of ideas such as: 1) Revenue to be dedicated for access improvement, especially in common areas. 2) Oak regeneration, 3) Dip site / helicopter well installation, and 4) Fencing in common areas for cattle and sheep grazing to reduce grass fuels. He also reported on the “fire-adapted communities” project that is designed to assist property owners in preparing for infrastructure (e.g., water availability) near structures, access for fire crews, and gathering areas/zones for occupants when a fire occurs. He said there is a new emphasis on being a “fire wise community” and the criteria are available on a website of the

Fire Prioritization Association, a private entity. Peter stated that he has already applied for our HOA. John said that chip and burn piles need to be green tree limbs as these are the concern of the fire crews. Small pieces of dead wood and large dead/down trees are not the problem that live trees and dense underbrush are, for potential spreading of fire. The goal is to get space between trees or groupings of trees. The piles must be constructed with limbs piled toward road for access by chip/burn crews. Chipping is scheduled for November and burning will be conducted when there is snow on the ground. Peter will revise his draft letter to homeowners regarding fire suppression activities.

4. Committee Reports:

Financial

a) Balances

Beth discussed the financial information received from Barbara Hansen (Hinton Burdick) detailing the account balances as of October 31, 2014. Beth reported that the current account sheet does not include the latest unpaid bill from Bulloch for road work and Manny reported that Jay believes that there is some outstanding requested work to be done. Earl will contact Jay regarding the status of road work.

b) Annual Dues

Only one lot remains unpaid for 2014 dues (Block 4, Lot 9). The dues amount for the upcoming 2015 year was discussed. Beth reported that the 2014 budget has been underspent to date, but \$13,000 is pending to Bulloch and there are concerns regarding a potential severe, heavy snow fall necessitating increased snow plowing expenses before the end of the year and continuing into the winter months of early 2015. Earl discussed setting up a contingency line item for additional projects (e.g., road maintenance, new road issues). He moved and Linda seconded to set up a \$10,000 contingency line and it was approved by the board.

Roads

a) Snow Removal

Jay was absent and concerns for winter road issues were addressed in the above section. No new additional information is available on the proposed road re-alignment.

Architectural

a) New Buildings

Earl reported that there are no new applications for review. He also stated that he has had no response to the letter mailed to the owners of Block 3, Lot 10 regarding the HOA approved color panel for exterior and roofs, requesting that they match their choices to those available in the panel. He will follow up with a telephone call. Peter's application for a dog kennel on his Block 7, Lot 5 property was approved.

b) New Position

As Earl takes the position of Board President in January, Manny will head up Architectural. Earl will transfer all files to Manny .

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 form to submit are listed on the HOA website (www.cedarhighlandshoa.org).

Fire *

See information above presented by the guest speaker.

The Board reminds property owners that in-kind forms for fire suppression activity are located on the HOA website (www.cedarhighlandshoa.org) under the FIRE tab. Completed forms are to be submitted to Peter (peter.combs@gmail.com) so the HOA can be credited for the work performed by property owners toward planning and work that John Schmidt, and the chipping and burning crews will do.

5. Other Business

Beth reported that the Welcome Wagon procedures to provide information to new owners will be presented to the Board at the January meeting.

6. Next Meeting

The next meeting is scheduled for January 8, 2015 at 5pm at the home of Beth and Stan Gaines (Block11 Lot 3).

7. Adjourn

The meeting was adjourned at 6:42 pm.

Respectfully submitted by Linda Stetzenbach, Secretary.