

Cedar Highlands Homeowners Association Board Meeting
2215 S High Mountain View Dr., October 15, 2011 at 6:30 p.m.

The Cedar Highlands Homeowners Association Directors held their monthly board meeting on October 15, 2011 at 6:30 p.m. at the home of Beth and Stan Gaines.

Cedar Highlands Board Members Present: John Tully, Beth Gaines, Manny Mosqueda, Linford Nelson, and Clive Newell. Jay Hampton and Shawn Mollus (new board member) were absent.

Others Present: George Mason and James Yost were present.

The minutes were taken by Beth Gaines.

Before the meeting was called to order, James Yost voiced a concern to the board. He then left before the meeting began.

1. **The meeting was called to order at 6:34 p.m.; Welcome and Introduction of visitors – John Tully**
2. **Approval of Minutes:** John noted to correct in paragraph 3.A.2. of the July 2011 minutes: “general account to read water account”. With this correction, Clive motioned to approve the minutes, seconded by Manny. The vote on the motion was unanimous.
3. **Nominations of Board Member positions and Committee Chairs**
This item was tabled until the next board meeting.

4. **Committee reports**

A. **Financial Report--Beth**

1. **Current Account Balances:** Beth presented the account balances as provided by Hinton Burdick for month ending September 30, 2011. A budget worksheet used for the 2011 budget was also provided for board members. The 2012 budget will be determined next meeting.

2. **Project Residual Balance:** There is still a small balance in the water escrow account. Beth will check with Hinton Burdick to determine if all water project costs have been paid from this account. Beth will also follow up with Hinton Burdick to ensure the payment to transfer Cedar Highland’s water system to the Water Conservancy District was written from the water account.

B. **Water—John Tully and George Mason:** All special water sampling for the year has been completed with the exception of the last quarterly testing for Radio nuclides, which will be taken after the water system transfer. The quarterly chlorine report has been completed and sent to the state. George to provide a written report which will be attached to these minutes.

1. **Conservancy District Contract Status—**The agreement for transferring Cedar Highlands’ water system to the Central Iron County Water Conservancy District was approved at a special CICWCD Board meeting on September 22, 2011. The Cedar Highlands Board held a Special Meeting of the Board of Trustees on September 30, 2011 to approve the transfer of the water system to CICWCD. President Tully signed the transfer documents at the title company this past week. The district is paying for any title fees for the transfer. The CICWCD will have the documents recorded in Iron County. The District will change the water system locks in November.

Beginning November 1, 2011, the CICWCD will begin operation of the Cedar Highlands water system. Manny motioned for the HOA to credit the District the water fees already paid for Nov. and Dec., 2011 by Cedar Highlands owners. Beth seconded

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this motion, which passed unanimously. The District will begin billing in January 2012. Until the District can install usage meters this coming spring, owners will pay a monthly \$25 base fee for water. After meters are installed, water usage will be billed in addition to the base fee.

C. Roads—Jay was absent.

Spring Maintenance—no road work will be done before the winter snows come. Spring maintenance will address any road problems at that time. John suggested we install two 50 gallon drums filled with sand or pea gravel at a couple of points on the road where ice and steep grades create problems. Linford will obtain the drums, and John will contact Rob Yates regarding welding work for covers and installation. We hope to have this project completed within the next month.

D. A.R.C.-Manny: Manny reported there are still 165 lots with 71 homes. Two homes are currently under contract. The owners of Block 10 Lot 5 signed an agreement with the board regarding installation and maintenance of the solar panels he intends to install on his south facing roof. The Iron County Planning Commission has been requested by the Iron County Commissioners to propose changes to the existing Geological Hazard Ordinance, passed by the Commissioners last year.

E. Fire-Clive: Additional chipping took place during October, and crews will burn brush piles this winter, weather permitting.

4. Public Comment Period: no public was present

5. Action Items:

- a) Clive will contact John Schmidt regarding burn piles.
- b) Linford will get the barrels for the road/ sand project.
- c) Beth will coordinate the transfer of the Rocky Mountain Power account to the District.
- d) Beth will check with Hinton Burdick on the balance on the water escrow account.
- e) Beth will follow up with Hinton Burdick on the \$23,300 check written to the District.
- f) John will contact Scott at the District regarding prepayment of HOA water fees for November and December to the District.
- g) John will contact Ben Ruesch regarding acting as the board's registering agent and handling any collections directed by the board.
- h) John to contact Rob Yates regarding helping with the sand barrels.

6. Date, time and location of meeting: The next board meeting will be held December 3, 2011, at Clive and Shelly Newell's.

7. Adjourn--Motion made by Clive to adjourn the meeting, seconded by Manny with a unanimous vote. Meeting adjourned at 7:55 p.m.