

Cedar Highlands Homeowners Association

Board Meeting

October 16, 2014

The Directors of the Cedar Highlands Homeowners Association (CHHOA) held their monthly board meeting on 10/16/2014 at the home of Jay and Cathy Hampton. Board Members present: Earl Christison, Peter Combs, Beth Gaines, Jay Hampton, Manny Mosqueda, and Linda Stetzenbach. Cathy Hampton attended as interested property owner.

- 1. Call to Order:** The meeting was called to order at 5:10 pm.
- 2. Approval of Minutes:** A motion to approve the September 2014 minutes was made by Peter and seconded by Jay. The vote to approve was unanimous.

3. Committee Reports:

Financial

a) Balances

Beth discussed the financial information received from Barbara Hansen (Hinton Burdick) detailing the account balances as of September 30, 2014. Manny clarified that the \$4,000 check deposit from the property owners at Block 3, Lot 10 is actually a refundable \$3,000 when their residence is completed and in compliance with the Codes, Covenants, and Restrictions (CCRs). The remaining \$1,000 is non-refundable. The check for \$250 from the owners of Block 2, Lot 12 for CCR-review of their residence renovation is non-refundable.

b) Annual Dues

Dues for the upcoming 2015 year will be discussed at the November meeting.

Roads

a) Snow Removal

Jay reiterated his concern for a predicted heavy snow winter approaching and the need to hold funds for increased snow removal.

b) Main Road

Jay reported that the contracted improvements to the main road by Ray Bulloch including application of road base and grading below the cattle guard at the

roughest sections was nearing completion with application of two more loads of road base material. Jay will speak with Bulloch about improving the road at two curved areas within the subdivision. Linda asked Jay to review the deepened drainage ditch along the main road above High Juniper following recent heavy rains. Previously the Board approved application of river rock into drainage ditches below High Juniper as deep wide ditches disguised by snow may cause a hazard to motorists during the winter season. A motion to accept a bid from Bullock's for road base and river rock not to exceed \$3,000 was made by Earl and seconded by Peter, and the motion was approved.

Jay presented an update on the proposed road re-alignment. R. Heath Oveson, P.E. of Go Civil Engineering had spoken with Jay regarding possible changes in the original re-alignment route. Heath is checking on these changes. Manny attended the Iron County Commissioners' meeting where the Commissioners approved application for a hardship grant to partially fund the main road realignment. More information on potential funding/partial funding may be available April 2015.

Architectural

a) New Buildings

Earl mailed a letter including the color panel for exterior and roofs to the owners of the property at Block 3, Lot 10 requesting that they match their choices to those available in the panel, but has not heard back from them as of yet.

Peter acknowledged that he needs to submit the final plans for his dog kennel on his Block 7, Lot 5 property using the plans he had submitted earlier for Block 10, Lot 5.

Earl reported that he has organized all ARC materials by current owner's name but he will file plans and requests by Block and Lot number in the event that properties exchange owners.

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

a) Fire Mitigation Plan

Peter reported that John Schmidt, Department of Natural Resources (DNR), will attend the November Board meeting to discuss the Fire Mitigation Plan for the subdivision. He reported that in the last 10 years DNR has performed mitigation on some five acres and spent approx. \$6 million. John asked Peter if the subdivision has any new objectives regarding fire mitigation and stated that there are free signs for properties that are in compliance with the DNA Fire Mitigation Plan. DNR does not clear lots or perform clearing of trees or brush on an owner's property and wants the property owners to remember that when cleaning up their property large trunks of felled trees do not have to be removed, but large trunks should be placed across a slope, not down the slope. John added that property owners should trim lower branches of trees and remove underbrush, but that dead leaves and mulch are ok to remain. Peter has filed a new FireWise application for the subdivision.

b) Chipping/Burning and Property owner activity

DNR personnel had recently performed chipping on several piles of stacked materials. However, Peter reported that he drove the entire subdivision and identified numerous piles of materials placed for chipping or burning, but only had two in-kind forms submitted. He will identify the location of the stacked piles in the subdivision on a subdivision lot map and submit to DNR for burning (when there is snow cover) and additional chipping. 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.

c) Weather Station

Peter also stated that he has installed a sophisticated weather station with a webcam on his property with the data accessible on-line to property owners (j.mp/Lone-Tree-Lodge).

4. Other Business

Beth reported that she and Susan Allman are revising the Welcome Wagon procedures to provide information to new owners. The final procedures will be presented at the November Board meeting.

5. Next Meeting

The next meeting is scheduled for November 13, 2014 at 5pm at the home of Linda and Klaus Stetzenbach, 791 E. Cedar Highlands Dr. (Block 4 Lot 10).

7. Adjourn

The meeting was adjourned at 6:20 pm.

Respectfully submitted by Linda Stetzenbach, Secretary.