

Cedar Highlands Homeowners Association

Board Meeting

October 15, 2015

The Directors of the Cedar Highlands Homeowners Association (CHHOA) held their monthly board meeting on 010/15/2015 at the home of Jay and Cathy Hampton. Board Members present:, Peter Combs, Beth Gaines, Jay Hampton, Manny Mosqueda, Linford Nelson, Linda Stetzenbach, outgoing member Earl Christison, and Steve Swann the new member elected at the September Annual Meeting to replace Earl. Manny and Linford had been elected to another two-year term at the Annual Meeting.

1. Call to Order: The meeting was called to order at 5:32 pm.

2. Approval of Minutes: A motion to approve the August 2015 minutes was made by Manny and seconded by Linford. The minutes were approved unanimously.

3. President's Report

Earl stated was pleased to have served on the Board and enjoyed living in the subdivision. He wished all the property owners well and that he and Melba would be leaving shortly as their house had sold and they were moving soon to St. George.

Earl asked if any of the Board members had received any feed-back from those attending the Annual Meeting. Beth remarked that she had heard nice comments on having the venue at Rob and Darcy Yates' home/garage instead of the Common Area due to the blustery winds and that the Board should consider alternative sites to the Common Area in the future, especially when adverse weather is anticipated. Manny stated that better signage needs to be in place to alert owners if there is a change in venue.

Earl then summarized the election of Board members at the Annual Meeting with Steve being elected as a new member and Manny and Linford continuing to serve another three-year term. With the newly constituted Board, nominations were sought for Board President. Peter moved that Steve become the President. Linford seconded the motion and Steve agreed to serve if elected. The motion passed. Jay then moved that all the other positions remain staffed with the existing members. Beth seconded and the motion passed. Therefore, the Board stands as:

Steve Swann, President

Manny Mosqueda, Vice President

Beth Gaines, Treasurer

Jay Hampton, Roads

Peter Combs and Linford Nelson, Fire

Linda Stetzenbach, Secretary

Earl then summarized the chronic delinquent dues issue with the owners of Block 4, Lot 9. As per our earlier discussions (See August 2015 Minutes), Jay moved and Peter seconded that the HOA direct the HOA attorney, Ben Reusch, to initiate foreclosure on the property. The motion passed.

4. Committee Reports:

Financial

Beth reported on information sent by Barbara Hansen of Hinson Burdick. The account balances reflected funds as of September 30, 2015. The 2015 dues status was also current with dues paid on 97% of all lots; dues unpaid for 2015 on 5 lots. The financial report was approved.

New signature are needed for the Money Market and General Account at State Bank of Utah to reflect the replacement of Earl with Steve. **The new signature card will list Steve Swann, Manny Mosqueda, and Beth Gaines as the three signatures for the HOA accounts.**

Roads

a) Road Maintenance

Jay said that Bulloch will provide road base application and grading before winter weather begins, hopefully within the next two weeks. He stated that some drainage rocks will also be placed in drainage ditches that have sustained washout due to heavy summer rains.

Architectural (ARC)

a) New Buildings

Manny reported that no new house applications have been submitted, but other improvements by the property owners were:

- Block 6, Lot 12 applied for an extension of the existing driveway from High Cedar Highlands Drive on their property to exit onto High Oak. A motion to approve the application was made by Linda, seconded by Beth, and approved.
- Block 6, Lot 2 submitted plans for fencing at the rear of their property. A motion to approve the application was made by Peter, seconded by Steve, and approved.
- Block 2, Lot 16 submitted a brief narrative requesting a dog run at the rear of their property. Beth moved, Peter seconded, and the motion was approved pending a better description consistent with the Codes, Covenants, and Restrictions (CC&Rs) of the subdivision.

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

Peter received several work forms from property owners for clearing of brush and trees at the Annual Meeting and since that time. He will be forwarding these forms to John Schmidt (Coordinator for the Wildlands/Urban Interface for the Southwest Area of Utah Forestry, Fire, and State Lands). The work performed by property owners should result in assistance by John's department in minimizing fuels within the subdivision.

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.

Future Plans for the Subdivision

Resulting from discussion at the Annual Meeting, Steve reported on several ideas for the subdivision to consider resulting from the lack of interest by the County Commissioners in assisting property owners in improving the main road through the subdivision. More information will be gathered in the next months and the Board will continue to discuss ways the HOA can increase access to HOA properties and minimize safety issues on the road. The Board will report to the property owners when there is/are detailed and cohesive option(s).

6. Next Meeting

No meeting will be held in November. The December meeting is scheduled for 12/03/2015 starting at 5:45 pm at Linda and Klaus Stetzenbach's home, Block 4, Lot 10. Note the time change of 5:45 pm instead of 5:30 pm!

7. Adjourn

The meeting was adjourned at 7:17 pm.

Respectfully submitted by Linda Stetzenbach, Secretary.