

# **Cedar Highlands Homeowners Association**

## **Board Meeting**

### **September 18, 2014**

The Directors of the Cedar Highlands Homeowners Association (CHHOA) held their monthly board meeting on 09/18/2014 at the home of Manny and Stephanie Mosqueda, 1147 E. High Cedar Highlands Drive. Board Members present: Earl Christison, Peter Combs, Beth Gaines, Jay Hampton, Linford Nelson, Manny Mosqueda, and Linda Stetzenbach.

**1. Call to Order:** The meeting was called to order at 5:03 pm. The Board welcomed Peter Combs as the newly elected member at the 2014 Annual Meeting.

**2. Approval of Minutes:** A motion to approve the July 2014 minutes was made by Earl and seconded by Beth. The vote to approve was unanimous.

### **3. Committee Reports:**

#### Financial

##### a) Balances

Beth presented the financial information received from Barbara Hansen (Hinton Burdick) detailing the account balances as of August 31, 2014.

The \$8,000 amount reported by Hinton Burdick at the Annual Meeting was deposited security deposit checks for new construction. They have all been returned and accounted for with the exception of Block 2, Lot 28. The owners have yet to remove some downed trees from construction alongside of their drive way. When this is accomplished the \$1,000 will be returned to them.

##### b) Annual Dues

There are no properties with multiple years' debt, and 98.8% of lots have paid dues for 2014. Only one lot owes 2014 dues and one lot owes a partial amount of their 2014 dues.

#### Roads

##### a) Snow Removal

Jay expressed concern regarding a predicted heavy snow winter approaching, and the need to hold funds for increased snow removal.

## b) Main Road

Jay received an estimate for improvements to the main road by Ray Bulloch, to include application of road base and also to grade below the cattle guard at the roughest sections. He will schedule a meeting to finalize the bid. A motion to accept a bid from Bullock's Dirt Works not to exceed an amount was made by Linford and seconded by Earl, and the motion was approved unanimously.

Jay presented the Go Civil Engineering estimate for realignment of the main road from the pavement at Greens Lake Road to the Cedar Highlands subdivision. Included in this estimate to bring the main road to a Class B county road are sewer improvements to bring a sewer line to the subdivision boundary. This was included as the county believes that sewers are likely to be needed as the subdivision continues to be developed. Jay met with Dale Brinkerhoff regarding the county's desire to apply for a grant from the Utah Permanent Community Impact Board (CIB) that may be available to fund these improvements. The deadline for applying is October 1<sup>st</sup> with potential funding/partial funding being awarded in April 2015. A Motion to have Iron County proceed in applying for these funds was made by Jay and seconded by Linda and the motion was passed unanimously. Jay will meet with Dale to discuss.

## Architectural

### a) New Buildings

Owners of the property at Block 2, Lot 12 applied for a 180 square foot addition to attach their house to the detached garage. They submitted a \$250 application fee. Earl moved to approve the plans submitted and Linda seconded. This motion was approved unanimously.

Owners of the property at Block 3, Lot 10 submitted architectural drawings with magazine clippings of examples of exterior colors and a \$4,000 application check for construction of a residence, but no roof color was present. Earl will send them the color panel for exterior colors and roofs, requesting that they match their clipping choices to those available on the panel. Earl moved and Peter seconded that their plans be approved pending selection of the exterior colors from the panel.

Peter requested approval to construct an 8' x 24' dog kennel on his Block 7, Lot 5 property, using the plans he had submitted earlier for Block 10, Lot 5. Earl moved that his plans be approved and Jay seconded. The motion was passed.

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](http://www.cedarhighlandshoa.org)).

## Fire

### a) Chipping / Burning

Linford expressed regret that the Fire Committee was not adequately represented at the annual meeting and that he will insure that a representative from the Department of Natural Resources is notified and present at future annual meetings. Linford will invite John Schmidt, Department of Natural Resources, to the October HOA meeting.

### b) Property Owner activity

The Board reminds property owners that in-kind forms for fire suppression activity are located on the HOA website ([www.cedarhighlandshoa.org](http://www.cedarhighlandshoa.org)) under the FIRE tab. Completed forms are to be submitted to Debbie (email: [lvredbandit@yahoo.com](mailto:lvredbandit@yahoo.com)) so the HOA can be credited for the work performed by property owners. Linford will also verify with Debbie that she is still interested in processing the Fire Matching Funds forms.

## **4. Other Business**

a) Property owner Susan Allman and Board Member Beth Gaines have agreed to serve as Welcome Wagon for new property owners. They presented a draft outline of suggested procedures to provide information to new owners. The new recorded HOA notification and property transfer fee will alert the HOA of new owners and their contact address. The HOA Welcome Wagon will send a handwritten note welcoming them as new neighbors and providing the HOA website address and the CCRs, and providing helpful contact information (e.g., Central Iron County Iron Water Conservancy, internet providers, and others). The Welcome Wagon will also deliver a basket of goodies, and highlights of local attractions, for people buying existing residences, if notified when they are moving in.

b) The Board discussed assignments for the newly elected/re-elected members.

- President: Earl agreed to serve as President, but asked for a delay until January 1<sup>st</sup> to begin his term. Manny agreed to continue to serve as President until that time.

- Financial: Beth agreed to continue in this position.
- Secretary: Linda agreed to continue in this position.
- Roads: Jay agreed to continue in this position.
- Fire: Peter agreed to handle the matching funds forms and work with Debbie as needed, and to serve with Linford on Fire issues.
- Architectural: Earl until January 1<sup>st</sup>, then Manny after that.

c) Location of Dumpster

To assist property owners in removing trash and debris from their property, the dumpster will remain on the common area until filled.

**5. Next Meeting**

The next meeting is scheduled for October 16, 2014 at 5pm at the home of Jay and Cathy Hampton at Cedar Highlands Dr. (Block 8 Lot 2).

**6. Adjourn**

The meeting was adjourned at 7:15 pm.

Respectfully submitted by Linda Stetzenbach, Secretary.