

# **Cedar Highlands Homeowners' Association**

## **Annual Meeting 2015**

The annual HOA meeting was held on September 5<sup>th</sup> in the garage of Rob and Darcee Yates (Block 4, Lot 17) due to high winds at the upper common area. The meeting was preceded by a potluck lunch at 11 a.m. with the HOA providing the hamburgers, hot dogs, buns, condiments, sodas/water and the property owners providing side dishes and desserts.

The meeting was called to order at 11:48 am. The current HOA Board members Earl Christison (President), Beth Gaines (Treasurer), Jay Hampton (Roads), Manny Mosqueda (Vice President and Architectural), Linford Nelson and Peter Combs (Fire) and Linda Stetzenbach (Secretary) were introduced. A motion to approve the gathering as an official meeting was made by Martin Haeberle, seconded by Sherry Jolley, and passed unanimously.

Board members and an invited speaker presented information to the property owners.

Ryan Riddle, Utah Division of Forestry, Fire and State Lands representative, discussed the work performed on the federal and state land that borders the subdivision and what property owners can do to minimize fuels on their property. He reminded owners to go to [www.utahfireinfo.gov](http://www.utahfireinfo.gov) for additional information concerning fires. He also stressed that each property owner should go to [www.ironcounty.net/directory/emergency-management/citizenalert](http://www.ironcounty.net/directory/emergency-management/citizenalert) to register or re-register their phone numbers for the new alert system, as the previous reverse 911 system has been replaced.

He reminded owners to develop and maintain a defensible space surrounding dwellings and to submit the Firewise Activities matching Funds Recording Sheet ([www.cedarhighlandsHOA.org](http://www.cedarhighlandsHOA.org) under the FIRE tab) for work performed by owners on their property. These forms assist in securing matching funds for their department to conduct additional perimeter fuels reduction work.

Mr. Riddle also said that his office would perform a survey for property owners who were unsure of what work should be done on their property to create/maintain a defensible space.

### **Fire**

Peter Combs and Linford Nelson (HOA Board Members for Fire) asked for volunteers for the HOA Fire Council. Please contact Peter at [www.cedarhighlandsHOA.org](http://www.cedarhighlandsHOA.org) under the FIRE tab if you wish to participate on the Fire Council. Peter noted that he has reported to Ryan Riddle the 20 brush/chip piles submitted to him on Firewise Matching Funds sheets. He passed out Matching Funds forms for any property owners in attendance that had not completed a form for recent fuels suppression work they had done on their lots. Peter also passed out a sheet for owners who would like to have a survey of their property for fire fuels suppression.

### **Architectural Review**

Manny Mosqueda (HOA Board Member for Architectural Review) reviewed the number of properties currently listed for sale, the number of properties currently under construction and those having exterior work performed. He reminded property owners that they need to take individual responsibility for compliance to the HOA Codes, Covenants, and Restrictions (CCRs) found on the

web site ([www.cedarhighlandsHOA.org](http://www.cedarhighlandsHOA.org)). New construction and any exterior modification to an existing dwelling, or adding structures such as sheds, etc. require submission of a form found on the website. For modifications to existing dwellings this includes, but is not limited to:

- installation of a patio cover, deck, fencing, garage or other outbuilding
- re-painting or staining of exterior surfaces
- re-roofing

There is no fee for submission of the form for modifications and approval can be swift when the property owners complete all applicable areas of the form and include design drawings and color swatches as requested. A Cedar Highlands color palate with the approved colors for roofs, homes, etc. can be requested.

### **Water**

Paul Monroe (Manager, Central Iron County Water Conservancy District, CICWC) was unable to attend the meeting, but Earl Christison reminded owners that the CICWC is responsible for water service to the subdivision and any questions can be directed to them. A brochure regarding our subdivision was distributed to owners at the meeting.

### **Financial**

Beth Gaines (HOA Board Member, Treasurer) reviewed financial statements for the year end statement of December 31, 2014 and the 6 months ending June 30, 2015 which was prepared by Hinton-Burdick. She distributed copies to owners at the meeting.

### **Roads**

Jay Hampton (HOA Board Member for Roads) said that the the Iron County Commissioners have been unable as yet to obtain funding to upgrade the main road to a Class B County Road. He presented a review of recent grading activity and said that autumn grading and drainage ditch work are scheduled before winter snows.

Jay also presented a proposal by a commercial company to chip seal the main road from the pavement at Greens Lake Road to the Kolob Road. Discussion of this activity resulted in a motion by property owner Steve Swan, a 2<sup>nd</sup> by property owner Ben Jordon, and attendee approval that the Board further investigate chip sealing of the road, prepare options for funding and report back to the property owners.

Earl Christison alerted property owners of the upcoming closure of Utah Highway 14 on Saturday September 12<sup>th</sup> from 5:30a.m. to 11:00 a.m. for the Cedar City Half-Marathon. Access to Cedar Highlands properties will be from Greens Lake during those hours.

Board members reminded property owners that winter driving on the hill necessitates four-wheel drive, good winter tires, and chains. Property owners were also reminded that the speed limit is 15 miles per hour and excessive speed contributes to the deterioration of our roads.

### **Welcome Wagon**

Beth Gaines discussed the newest version of the Welcome Wagon handout that she and another property owner, Susan Allman, designed for all new property owners. This handout will be distributed as title companies alert the Board of new owners.

## **Elections**

Earl Christison reviewed the ballot requirements for the 2015 HOA Board election. He stated that Linford Nelson and Manny Mosqueda were two Board members whose two year terms were expiring and that they have agreed to run for re-election. He also opened the floor for nominations, reminding owners that floor nominations must have been approved by the person being nominated. Two floor nominations were made - Steve Swan and Mark Imlay, and accepted by the individuals nominated. Martin Haerberle moved and Cathy Hampton seconded the motion to close nominations. Ballots were distributed and collected, including mail-in ballots and those delegating proxies. Ballots were counted. Linford Nelson and Manny Mosqueda were each re-elected to another two-year term and Steve Swan was elected for a first two-year term.

The HOA Board thanked all the property owners in attendance and asked for their continued support. They also reminded everyone that the beauty and serenity of our mountain properties are the responsibility of all.

Steve Swan moved that the meeting be adjourned, Linford Nelson 2<sup>nd</sup> and it was unanimously approved.

The meeting adjourned at 1:25 pm.

Respectively submitted,  
Linda Stetzenbach, Secretary