

CEDAR HIGHLANDS HOA ANNUAL MEETING MINUTES
Saturday, September 4, 2021 at 11am at the Upper Meadow

Welcome/Quorum- Mike Brask called the meeting to order. Board members LynAnn Imlay, Tom Wootton and Regina Tashjian were present. Numerous members were in attendance.

1. Emergency Preparedness and Fire Mitigation Presentation by George Colson, Iron County

Emergency Manager. Mr. Colson stated that we live in one of the most beautiful, yet vulnerable places in Utah. Mr. Colson spoke about what property owners can do to be prepared to mitigate the risks. Clearing around the house is most important. He advised members that the fire department personnel are willing to work with us individually or as a group to assist with fire mitigation to make our property as safe as possible. They will also help to clear dead or down trees. People are welcome to contact Mr. Colson on the ironcounty.net website, under Emergency Management to set up. Depending on the location of a fire and when it occurs, will determine how we get safely off the mountain as there are only 2 options. In the winter, Right Hand Canyon is closed. If a fire comes from the bottom, the plan is to evacuate up the mountain and probably towards Kolob. He urged everyone to have a "GO KIT" with all important documents, medications, etc. During recent months, there were electronic signs regarding no campfires, fireworks, in addition to increased patrolling of areas around us. Mr. Colson will speak with Ryan Riddle, Iron County Fire Warden/Utah Division of Forestry, who works directly with BLM, about additional warning signs about campfires and fireworks. Getting fire equipment up the mountain has been an ongoing problem. It is up to Iron County Commissioners to decide what to do about the road. Mr. Colson can help with additional road signs, and upgrade ones that are fading or damaged. Speed issues are handled by the sheriff department. Mr. Colson urged all property owners to sign up for EVERBRIDGE app, which can be obtained on the Iron County website.

Tom Wootton spoke with John Schmidt, DNR, who was unable to attend as he is out on a wildfire in Pine Valley. John Schmidt asked the Fire Committee to get together to update the Fire Preparedness Plan. There is value in making defensible space around your home. There are no current chipping dates for October because of availability of resources. The members would like more chipping. For now, John asked that the limbs be placed on driveways, not in the culverts. They will not chip dead limbs, only recently cut. There is a plan to burn the piles previously cut either fall or winter, depending on weather. John Schmidt will be setting up a zoom meeting in the fall to discuss fuels. All dead trees, branches and brush can be taken to the dump and not be charged. Tom will check to see if some of it can be put on existing piles set for burning, as long as the piles don't get too big. Matching Funds Form should be completed by members doing fire mitigation. The new forms are on the website and should be completed and given to Tom or a member of the Fire Committee. Tom recognized Lori & Rick Silva and Jeff & Deb Hartman for their efforts for the NO FIREWORKS signs and patrolling the area to discourage fireworks.

2. President's Report/Communications with Members

A. 2021-2022 Budget and Financial Report was emailed to all members.

We have been able to put aside money as the snowfall level was low this past season and no major road projects were done. Our contractor has been unavailable to do any work for us as he is backlogged with other commitments. We are scheduled to have work done on High Mountain View, some grading and culverts & ditches cleaned. CICWCD has road base they promised us due to the water tank leak and will coordinate with Bullocks when grading is done. Beehive has exposed phone lines and their equipment is being brought up to do some work. Beehive has fiber optic up to the shack. While they are digging to relocate their utilities down 3 feet, they will be putting in conduits for copper and fiber for

about 1000 feet on High Mountain View. Once they are done, CICWCD will deliver the rock for grading to prevent the water from running down that road.

Contractors are no longer willing to do work without hydrology as they assume the liability if something goes wrong. Mike met with Go Civil and Sunrise Engineering and obtained some pre-engineering estimates, using current data, to see what materials are needed to bring the secondary and main roads, within our sub-division, to proper grade and especially deal with hydrology and water flow. They will be able to offer a solution of what we can do and then obtain bids on the cost to fix drainage, along with material cost. All prior engineering studies were from the lower water tank up to the old cattle guard and never on the secondary roads to improve them. The newly formed Roads Committee has the bids and will be going over them with suggestions on how to proceed. We want to be able to spend our money once and have the work last. With current dues at \$600, even with 15% increase annually, along with inflation, we are limited in what we can do, other than snow removal and some repairs. There is no money available for infrastructure. We need to come up with a cost of what it will take to do major improvements and then as a community, decide on what expense we are willing to take on. Prior estimate from the lower water tower to the bottom of subdivision was \$6M and to take out the 17% grade using the 2 lots the county bought was \$800k for a gravel road. LynAnn is researching SIDs and different funding options. We need to first have proper engineering performed in order to get solid numbers for the total cost of improvements. Phase 1 cost for engineering is between \$6-10k to understand the drainage and cost to build up those road surfaces. The county owns the main road and at this time, they are not going to pay for a road for us. The board has had conversations about the main road with Iron County over this last year. We have discussed with them that the use of the road has changed: a bike trail has been put in; we are no longer a seasonal community; the road is a thoroughfare for cabins above us; we have grown where 2 points of access are needed. Iron County put up cameras and counters to determine road traffic at various times and are currently evaluating that data. The board plans to bring to the county an engineering proposal to see what participation we can get the county to agree upon.

Mike asked the attending members if they want to go forward with engineering and the majority agreed. We will need to separate the cost for the secondary and main roads. To generate an engineering plan to give to contractors will be around \$30k. Anything we do with the roads must take into consideration the drainage and water flow. Also, we will need to look at what level of storm we design it. The force of the water from the recent storm totally overflowed the culverts in areas. We cannot justify putting money into the roads unless we know it won't wash away. We already have a lot of data on the main road from Sunrise Engineering from previous studies they did up to bottom of our sub-division. The engineering will show the material required and drainage needed to put in proper cul-de-sacs for fire equipment. Mike reminded everyone it is a slow process as the contractors are very busy now with building and are scheduled out several months. Next spring, we should be able to obtain bids. This year the plan is to get ditches clean, get the culverts open and deal with the water flow and get some grading. The contractor has been busy and putting off work but has committed to getting it done before winter. Mike asked members if they want to join the Roads Committee, ask to have your email put on the distribution list for roads@cedarhighlandshoa.org. We will discuss at our next board meeting ways members who are not on the Roads Committee, can be informed of the status. The board will not make any commitment to do work without the community agreeing to it. The board will make certain that everything done is transparent and wants members to voice their opinions. Nothing can happen or a major expense incurred without the vote of 2/3 of the 165 lots in the HOA as required by the CC&Rs. For the county to take over the roads, occupancy must be greater than 50%, no grade over 10% and roads to county specifications. We have many areas, in addition to the 17% grade, that are over 10%.

Greg Pierce, member of the Roads Committee, spoke to the members. The committee has been looking into alternative options for road material. They are trying to think outside the box on options because of limited funds. The #1 thing that must happen is to know where the water goes. We need a good engineering analysis of where the hydrology is relative to the roads to enact repairs or improvements based on where the water goes. Anytime we do anything to the soil, it creates a new path of where the water goes. Greg recommended that the #1 thing from any engineering study is hydrology and water flow. We need to start repairing those places that we can no longer patch, as we are losing the road because of water flow. Permazyme is a method for hardening roads that works well with soil that has clay in it. We have a lot of clay in ours and the committee is looking to see if we are a candidate for using a lower cost method of creating a road that is not chip-sealed or paved. They would like to do a test area to see if it works. The cost is about \$6k per mile using this product. The company is out of Henderson, NV. We still must improve the hydrology and get to the point of keeping the water where it needs to be. But it will be much less expensive to fix the secondary roads. The website is substrata.com which has videos and information on permazyme. It also is used for road base for chip-seal or asphalt so money is not wasted if later the members decide to pave. Other Roads Committee members currently are: Rick Silva, Richard DeHemmer, Nick Palanza.

B. Expenses- Reggie presented the invoices for payment. She urged members to check the meeting minutes which lists all expenses paid by the HOA. Reggie acknowledged Patti Palanza and Sharon Dietel for their work organizing the picnic, our BBQ Grill-masters: Greg Dietel and Rob Henson, along with everyone who helped with setup.

Annual meeting expenses, some paid by HOA debit card are: porta-potty (Hero Services) \$200; Walmart (envelopes, name tags, address labels) \$21.24; Postage \$69 and \$11; ImagePro printing of ballots and cover letters \$105.67; Costco \$150.66 and \$128.70; Walmart (sodas, condiments, cutlery) \$68.97; Maverick (paid by Kerry Smith for ice) \$49.28; Ala Chelle (for canopy rental paid by Patti Palanza) \$100. Bill approved via email as it was due prior to this meeting: Justin Wayment- attorney fees for delinquent accounts collections- \$665. Reggie explained that the costs are passed onto those delinquent members. Bill for Bulloch Dirt Works \$1775 for grading after last storm.

LynAnn made a motion to approve all the invoices as presented, seconded by Tom. Vote was taken and unanimously approved.

C. Roads- discussed in the President's Report

3. **ARC-** presented by Tom. The only project closed is the Hartman's. Mike made a motion to approve closing, seconded by Reggie. Vote was taken and unanimously approved.

4. **MEMBER VOTING** – Introduction of Candidates; Floor nominations for Board seats; submission of ballots for counting

There were no floor nominations. Candidates LynAnn Imlay, Tom Wootton, Lori Silva and Linford Nelson spoke to the members.

Members Ann Berci and Charlotte Bible were the vote counters.

The 3 board vacancies will be filled by LynAnn, Tom and Linford.

5. Mike Brask adjourned the meeting after thanking all who attended.

Respectfully submitted by Regina Tashjian, HOA Secretary