

CEDAR HIGHLANDS HOA BOARD MEETING MINIUTES
Thursday, December 9, 2021 at 6 PM
Held Virtually

1. **Welcome/Quorum established** – LynAnn Imlay called the meeting to order. Board members in attendance were Tom Wootton and Regina Tashjian. Other members virtually attending were Deb & Jeff Hartman, Danny & Emily Banner, Nancy Pearson, Glen Foss, Kevin Bridges, Phillip Miller, Manny Mosqueda, Steve & Eva Danto, Larry Miracle and Daniel Chandler. Tom made a motion to approve November 2021 meeting minutes, seconded by LynAnn. Vote was taken and unanimously approved.

2. **NEW BUSINESS** - Tabled to January 2022 board meeting

3. **PRESIDENTS REPORT** – tabled, as Mike Brask is out of town

4. COMMUNICATIONS

A. **With members** – Pierce Excavation is willing to plow member’s driveways. The instructions will be posted on the website. Kevin will clarify with Mike if Denton (Pierce Excavation) wants his cell number on the website. It was discussed that all communication about plowing should go through the roads committee, except for private driveways. The website states that members should direct any issues with plowing to the roads committee and not to Pierce.

Reggie advised a member contacted her about a tub left by the trash bin. A post was put on FaceBook reminding people not to leave items. Discussion about if an email should be sent. Concern about over-using email to communicate, although it was felt we are not.

B. **With Iron County** – Reggie has not heard back from George Colson, Iron County Emergency Manager. George had stated he was pressed with other projects and would get back with us as time permits.

C. **With attorney** – Reggie advised the HOA attorney has been unresponsive. There are only 2 delinquent accounts remaining. All other collection efforts by the attorney were successful. Mike said he will call the attorney after January 1 to follow up on the 2 remaining accounts.

5. COMMITTEES

A. **Financial** – Reggie presented the financial report.

1. Discuss/Motion/Vote- invoices that were approved via email from Pierce Excavation: #2357 \$2837.10 and #2352 \$6561.60; \$457.06 paid 11/13/21 via HOA card for 55.2 ton of 50/50 mix base picked up by Pierce Excavation for road repair; QB monthly fee \$53.10. Invoice received from Pierce #2379 just prior to meeting for \$2230- will pay upon clarification of charges. Tom made a motion to approve payment of the invoices presented and #2379 once clarified, seconded by LynAnn. Vote was taken and unanimously approved. LynAnn suggested the Treasurer keep track of the savings by paying within 10 days and getting a 2% discount.

B. ARC

1. Discuss/Motion/Vote ARC applications – no new applications submitted

Structures Complete:

Hernandez- Block 8 Lot 7 1159 Cedar Highlands Dr.

Pre-built shed request to be placed at the rear of driveway on property. Shed is approximately 179 sq. ft., and colors have been chosen to match the home. Shed delivered, deposit refunded.

Pierce- Block 6 Lot 3 813 E. High Mountain View Dr.

Driveway modification and direction change, excavation of rear of lot and dirt relocation from portions of lot to other areas on lot to accommodate this modification. Engineering has been performed by Aggressive Excavation. Excavation complete.

Bridges- Block 9 Lot 9 1227 High Valley View Dr.

Application submitted on 10/21/2021 for solar panel installation. In accordance with the Owners Construction Requirements document, this work does not require impact fees or deposits.

Reggie made a motion to close out Hernandez, Pierce and Bridges. Seconded by LynAnn. Vote was taken and unanimously approved.

Structures approved and under Construction:

Callahan- Block 2 Lot 3 1811 High Cedar View Dr.

Subcontractors are inflating their figures; construction has slowed due to this. Concrete delivery is limited in time and amounts for pouring. Construction is being postponed due to costs.

Nelson- Block3 Lot 11 2016 High Juniper Dr.

Application for Log Home submitted 9-27-2020. Board has plans. Approved at October 2020 Board Meeting. ***\$1000 Impact fee and \$3000 Deposit paid.*** Construction underway.

Nelson- Block3 Lot 12 1982 High Juniper Dr.

Application for Log Home submitted 9-27-2020. Approved at October 2020 Board Meeting. ***\$1000 Impact fee and \$3000 Deposit paid.*** Construction on hold until new plans finalized and submitted to ARC for approval.

Foss- Block 5 Lot 9 818 High Mountain View Dr.

Application submitted on 9/10/2021 for new home construction. Approved granted on 10/14/2021. ***\$1000 Impact fee and \$3000 Deposit paid.*** Awaiting construction commencement.

Katz- Block 2 Lot 10 1903 S. High Cedar View Dr.

Application submitted on 9/10/2021 for fence construction around the back of house/lot. Approval granted on 10/14/2021. Construction underway.

Discussion about the ARC Policy & Procedure. After last board meeting, Tom suggested adding ability to submit ARC applications electronically. Reggie brought up that when deposits are required, they must be submitted along with the application. Will further discuss in January, as we will need to find out the capability for ACH payments. Kevin will do some research on how to accomplish this with perhaps an ARC application for fee based and non-fee based submissions.

C. Roads – More snow is predicted tonight. With Mike out of town, Rick Silva will be the contact person with Pierce. Right now, there is not enough snow to warrant a call for plowing. Will monitor closely.

D. Fire & Safety – Linford is not present and has not communicated anything to Tom to report. Nothing has been heard from John Schmidt about burning piles. We understand that we will be given short notice when resources are available.

E. Website - Kevin said the voluntary community directory that was previously discussed is easy to turn on if we want to proceed with it. Kevin suggested we send members a survey to see how many people are interested in the directory. In the next few months, we will need to pay for the domain and website fees. We also have thousands of texts in our account that expire after a year. Kevin may select a lesser amount when renewing. We are not limited to 140 characters in a text. If we need have longer texts, we will be charged for another text for each additional 140 characters. Mail Chimp and Simple Texting have contact information for members. Ragic may be redundant. Kevin will provide training on the website in January to Tom & Reggie.

F. Water – LynAnn was unable to attend the Water Meeting on December 7. The meeting was recorded on the CICWCD website. LynAnn will watch it and report in January.

6. MEMBERS QUESTIONS– Open Discussion

Member advised that a black van emptied their blackwater on BLM land. It was suggested to take a picture of the license plate and call Iron County Sheriff when these things occur.

7. Date and Time for Next Meeting- Thursday, January 13, 2022

Meeting Adjourned

Respectfully submitted by Regina Tashjian, HOA Secretary