

CEDAR HIGHLANDS HOA BOARD MEETING MINUTES**Thursday, May 12, 2022 at 6 PM****Cedar City Library, 303 N 100 E, Cedar City, UT. 84721**

1. Welcome/Quorum established – Mike Brask called the meeting to order. Board members in attendance were LynAnn Imlay, Linford Nelson, Tom Wootton and Regina Tashjian. Other members in attendance were Larry & Dayleen Miracle, Greg and Sharon Dietel, Nick Palanza, Rick & Lori Silva, Debra & Jeff Hartman, Jane & John Pretty, Jakki Witkowski and Jerri & Kerry Smith. Members virtually attending were Brianne Bunting and Steve Hahn. Mike made a motion to approve April 2022 meeting minutes, seconded by Tom. Vote was taken and unanimously approved.

2. NEW BUSINESS

A. George Colson, Iron County Emergency Manager presentation

Mr. Colson is part of the Public Safety team with Sheriff Carpenter and Fire Chief Phillips. They have met with the board many times and are thinking of ways to make our community safer. They are currently looking into putting a helipad in the common area. To enable evacuation in a fire, they suggest a helipad big enough for a Black Hawk helicopter to land. This helipad would also service the entire area above our subdivision, including for Search & Rescue. Mr. Colson has been in touch with the FAA to fulfill their requirements. Mr. Colson has also spoken with the Iron County Commissioners who like the idea. Next year, Chief Phillips will have an additional fire truck that they would like to stage near the helipad. The building will be heated. The fire truck would have 1000 gallons of water on it which will allow a quicker response time. Volunteers will be allowed to assist if they have the required training. Tom indicated he has that training. LynAnn asked about response time using a helicopter. Even if it comes from St George, it still would be faster than getting an ambulance up the dirt road, especially in the winter. A Life Flight helicopter could land in the meadow without a helipad. A helipad is safer with lights to land at night. Iron County will pay for the helipad and building for the fire truck. Mr. Colson wants to know if the HOA will allow the county to build on our common area. Mike said we could make a motion tonight to approve the idea for the county to move forward with their planning and be on board with the idea to be participants. Member asked about the CC&Rs. Mike said he found nothing in the CC&Rs that restrict us from making a decision like this. It truly is to the benefit of the community and puts us on a course of aligning ourselves with the county on fire and safety which we need to do as we are very vulnerable. Mike discussed the concern last winter with Rt Hand closed and people burning campfires below us. We are land locked. Mike made a motion that we approve the county to move forward, seconded by Tom. Vote was taken. Mike, Tom, Linford and Reggie voted aye. LynAnn voted nay to preserve the meadow, if a helicopter can safely land. Mr. Colson advised in a real emergency, a helicopter will land. But they don't want to do it for safety reasons. If we want a long-term agreement with Life Flight, and have them comfortable landing under all conditions, we need the helipad. Mike said the purpose tonight is to give the

county permission with moving forward with a proposal. Then we will see what the plan is and its impact. There must be a road which needs to be maintained, powered, and serviced. Mr. Colson also stated that having a helipad and fire truck, may have an impact on homeowners' insurance and resale value of homes. Member asked what type of building would house the fire truck: tin building. Member asked about an emergency siren. Mr. Colson urged everyone sign up for the Everbridge app on their cell phone.

Mr. Colson discussed medical training for members. Individual AEDs are about \$1800. If someone has a serious cardiac condition, they may wish to purchase one to keep in their home and have a family member trained on how to use the equipment. If the community are interested in having basic first aid training, Mr. Colson will find an instructor.

B. Follow up regarding Beehive. Linford has had some communication with them and advised them we would like good internet service. Beehive advised funding is an issue and it will have to wait until more studies are done. Beehive would like to continue to use the current site for a while longer. The equipment they have now is outdated. They may be able to downsize and put a cabinet there. They are supposed to call Linford back next Tuesday with more information. Mike advised that Beehive did apply for a federal grant and suggested Linford ask them the status.

C. Discuss/Motion/Vote- private roads signs. Presented by Debra & Jeff Hartman Mike suggested we decide on the signs and purchase the supplies for when the contractor starts road work, we are ready to install. Debra said one option is to attach a new sign to current post in 8 intersections and then later, sink posts that are more directionally located. She pointed out the ATV and dirt bikes seem to be the most aggressive. We need to deter people from entering private roads. Debra proposed getting 9 signs. The intersection of High Mountain View and Cedar Highlands may need a double-sided sign especially with traffic coming from Rt Hand. Debra provided handouts to the board with information of cost and options. The projected cost with permanent posts will be about \$640. Rick will have equipment that could put in posts. Member suggested visiting the bicycle shops, Polaris and companies that promote cycling on the mountain, and ask that when they send bike groups up, to remind them to stay on the main road as all secondary roads are private. It was agreed that an action "KEEP OUT" or similar is best. Mike suggested if the bicyclists want to use our HOA roads, we go to the source and tell them to buy an annual pass to provide the HOA income towards repair and maintenance of the roads. Mike made a motion that we establish a \$1000 budget to cover the costs for the signs, fuel for equipment; seconded by Reggie. Vote was taken and unanimously approved. Mike suggested we send 3 ideas that are action orientated and circulate via email amongst the board and chose one by Memorial Day weekend. Debra said she will order them. We can provide her with the HOA debit card.

The only other safety issue involves the people who have homes on the meadow and the physical address is the road below which is where fire or emergency services will go. Mike suggested we discuss it further at the next meeting.

3. **PRESIDENTS REPORT** – under ROADS

4. **COMMUNICATIONS:**

A. With members – Reggie advised a member reported multiple rifle shots in the BLM land nearby. The member called the sheriff and advised he would report back what they said. Turkey hunting is allowed now.

B. With Iron County – Mike advised that Reed Erickson, Iron County Planning & Zoning called a meeting to discuss the 2 lots that belong to Iron County. This was most likely initiated because they are receiving bills for HOA dues and water service. Mike, Reggie, Commissioner Marilyn Wood and Chief Engineer, Richard Wilson attended. Mike previously contacted the Iron County Attorney and asked for the legal basis for their refusal to pay HOA dues with no response. Richard Wilson gave a recommendation not to proceed with developing the 2 lots and to sell them. One of the road plans crosses a water shed area that is disruptive to BLM land. Using the 2 lots to realign the road is least intrusive to BLM land. The result of the meeting was Reed will schedule another meeting with BLM and find out what they will allow to occur, using the 2 lots, as it will involve BLM land. We advised the HOA is not in favor of selling the 2 lots as it takes away that option. We asked what other options would be available if they sold the lots and the county could not answer. The least invasive for water flow and federal land is using the 2 lots. Mike feels this is a positive step and further develops synergy between the HOA and county.

Reggie advised she spoke with Bruce Anderson regarding the county replacing signs we have been requesting since last September. Bruce advised they will replace the Arrow signs along the curves. Bruce stated they cannot put up No Fireworks, No Camping signs because it is BLM land, and they are very limited in the type of sign they are able to put up. When we meet with BLM, we can ask about these signs. Reggie reminded everyone that Sheriff Carpenter advised that if anyone sees something of concern, such as campfires, call the sheriff to report it and they will respond as best they can. There is a NO BURN ordinance that is in effect.

C. With attorney – nothing at this time.

5. **COMMITTEES:**

A. **Financial** – presented by Reggie- reviewed the April Management Report.

1. Discuss/Motion/Vote- current invoices

Renewal GoDaddy \$203.88 via autopay (simple texting- recommended by Kevin)

QuickBooks monthly fee \$53.10

Jenkins Bagley Inv #32830 for 3/7/22 meeting with Carson Bagley \$412.75
Peterson Plumbing- culverts for upcoming road work \$3885.25- paid HOA visa
Peterson Plumbing- additional material for road work \$214.84- paid HOA visa
LynAnn made a motion to approve the invoices, seconded by Mike. Vote was taken and unanimously approved.

B. **ARC** – presented by Tom

1. Discuss/Motion/Vote ARC applications

Lystrup - Block 8 Lot 15 1134 E. High Valley View Dr.

Construction of a detached garage. Fees paid to treasurer, awaiting commencement of construction.

NOTE: Approved via email. This is formal record of the vote: 4 Ayes; Linford abstained.

Structures Complete: No new completed structures to list at this time.

Structures approved and under Construction:

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

Nelson- Block3 Lot 11 2016 High Juniper Dr.

Nelson- Block3 Lot 12 1982 High Juniper Dr.

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

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

Crowther- Block 6 Lot 1 898 E. Cedar Highlands Dr

Hatch- Block 11 Lot 3 2215 S. High Mountain View Dr.

Mays- Block 10 Lot 6 1130 Cedar Highlands Dr.

Danto- Block 8 Lot 20 2017 S High Mountain View Dr.

C. **Roads** – presented by Mike. Pierce will start grading and do some repairs mid-next week. The delay in starting was due to downed equipment. Pierce will give us notice so we can get flaggers. If not, Pierce will furnish them. They will haul the material up and spread it. They will use the grader and compacter the following week. Pierce wants to use his 3 trucks to control spreading and timing. Pierce asked us to pay Sunroc directly for the material on the credit card. They will use Type 2 road base.

High Oak and High Mountain View is targeted to bring in material. We have reached out to Paul Monroe CICWCD about the material they still owe us and ask their engineer to be involved in this project. CICWCD ran temporary lines across the road which were underneath the snow and ripped up by the plow. There are also several areas in the community where the water lines are high and subject to freezing. We need to put material down to bury the water lines. We tried last year to put all the utility lines down 3 feet in preparation to bank that hill and ditch towards the inside of the road.

After last month's meeting, we asked GoCivil to give us estimates on the various projects.

For the cattle guard, the Road Committee decided to put in 3 culvert pipes under it, back fill and pack it, along with installing a 24 inch culvert north of it to handle the water flow to resolve that problem without spending money for engineering. The other targeted area is the High Mountain View circle area which needs a ditch for water flow. There are no utilities there so we will have Pierce cut a ditch and grade it.

The most important area to have the engineering done is High Mountain View and High Oak. It needs culverts and Pierce can do the repairs according to engineering plans that will handle the drainage. The engineering cost will be \$7K. We will give the engineering plans to Pierce for their bid.

Reggie asked about the status of PermaZyme. Mike said he didn't believe we found a quarry that met the requirements. Mike said he hasn't yet seen enough conclusive data to warrant moving forward with it. Greg Pierce was to get the sample wet to see what happens with it. Tom will follow up with Greg to see if he got another sample.

1. Discussion/Motion/Vote- roads projects and expenditures

We do not know the cost of material from Sunroc. With material cost and Pierce, we are looking at \$50K- \$70k+. Discussion on how long the repairs will last. If we put down enough road base, we may get 5 years out of it. Using less material, with blading, we may get 2 years. Mike pointed out that Rt Hand was chip sealed as the original dirt road kept wash boarding. Until we do something of substance such as PermaZyme or oil, we will be in this ongoing cycle of maintaining the road base. As Pierce grades, he will recover gravel and base from the ditches everywhere he can. Mike suggested we use the money on the road responsibly and make the secondary roads more drivable. If the county puts money for the fire house building and helipad, they are responsible for some maintenance. Pierce said regular grading will preserve the road. Discussion on how much to budget for road work. It was agreed that we should not go below \$100k in our account to allow for emergencies and next year snowplow, prior to collecting the 2023 dues. Discussion about looking into magnesium chloride which would mitigate erosion. We have about \$250K in our account available for use. Tom made a motion to spend necessary funds to do road work, including \$7k for engineering from GoCivil, keeping \$100k in our account. LynAnn seconded the motion. Vote was taken and unanimously approved.

D. Fire & Safety – Linford spoke with John Schmidt. Fire season has started. John Schmidt will try to attend the next meeting to discuss the helipad and other fire issues. He will not be able to do chipping possibly until the fall.

E. Website – presented by Kevin. Tabled as Kevin not in attendance.

F. Water –LynAnn advised the next CICWCD meeting is Thursday. CICWCD is offering presentations to local organizations if we want them to come to a meeting. Linford said he is meeting with Paul Monroe tomorrow on a different issue. Linford was told that CICWCD is trying to get funding for a buried, concrete tank for Cedar Highlands.

G. **CC&R** – presented by Stan Carrizosa. Tabled as Stan not there.

6. **MEMBERS QUESTIONS**– Open Discussion.

There was a lot of open discussion during the meeting. No further questions presented.

7. Date and Time for Next Meeting- Thursday, June 9, 2022

8. Adjourn- meeting adjourned to Executive Session

Respectfully submitted by Regina Tashjian, HOA Secretary