

APPROVED

Cedar Highlands HOA Board Meeting
July 14, 2022
Cedar City Library, 6:00 PM

1). Welcomed by Mike Brask. In attendance virtually were Jim Grimes, Steve Hahn, and anonymous. Physically in Attendance were Board Directors Mike Brask, LynAnn Imlay, Linford Nelson, and Tom Wootton. Also attending were HOA members Lori Silva, Rick Silva, Taune Mays, Julia Smith, Kerry Smith, Daniel Kniep, Mary Kniep, Greg Pierce, Monica Wootton, Larry Miracle, Dayleen Miracle, Patti Palanza, Nick Palanza, Jeff Hartman, Debra Hartman, Steve Danto, Eva Danto, Danyelle Bettencourt, Jakki Witkowski. Guests were Nick Howell and Shawn Peterson from BLM and John Schmidt from DNR.

Mike made a motion to approve June's meeting minutes, Tom seconded it and all approved; motion passed unanimously.

Guest John Schmidt from the DNR was introduced. He suggested we get a group of 3-4 HOA members to update a Community Wildfire Preparedness Plan (CWPP). There will be a template available for that group to follow in a couple of months. Such a plan would list our community's goals and intentions. Those directives lead to grant writing possibilities to gain funds; we could write the grants or John would. Also, there's grant money available if our CC&R's speak of roof materials, Type A. He also talked about 3 priorities:

- Improved access to reach and attack fires, especially to the south, beyond the sheep trail. We'd need to grant them easement through our common property.
- Develop water sources on the east side of I-15 freeway, like dipping ponds. Also, a dedicated hydrant on the water tank.
- Maintenance of fire breaks, on both private land and public lands.

Discussion ensued about our evacuation routes and how to alert HOA members in case of a fire. He left maps showing the proposed access road and said it would be gated. He also offered to email Mike the links to possible grants.

Nick Howell from BLM spoke next. They entered into a collaborative hazardous fuels reduction program a couple of years ago and have been working below Cedar Highlands. This past winter they burned 85%-90% of the piles before the snow melted. Even though there are still a few piles, Nick said, "But the good news is you've got more community fire protection now below the community than we've ever had before."

Now they're trying to enter into an agreement with the Bureau of Indian Affairs to also reduce fuels south of us all the way to Kanarrville. Because of some litigation on other projects some mitigation projects have been put on hold, probably up to a year. But our area is important to them.

There's a fuel mitigation brochure on the HOA website with example of chipping piles. They also suggested thinning trees. The area below us should primarily be a mountain brush landscape; that's why BLM is thinning out the juniper and pinyon trees.

Mike asked if it's possible to eliminate campers along the main road. Nick answered, "The problem is, where it is on public lands, by law we're not able to restrict dispersed camping outside of fire restrictions. We're putting signs up and watching and trying to address it within the law."

Currently on our HOA Fire Committee are Linford, Tom, Lori, Rick, Jeff, Debra, and Greg. Chief Phillips in Cedar City is looking at the possibility of putting a heated building in Cedar Highlands so a piece of fire equipment can be stored there. They'd only need to get a crew up here to access it in the event of an emergency. And volunteers could be trained as first-responders.

An email blast was sent to all HOA members on July 13, 2022 with a map showing possible locations of a fire house, helipad, and a new 500,000 gallon underground water tank; all that information was also posted to the HOA website. There needs to be a future vote of approval for these common property changes by 2/3 of the HOA members.

2). New Business

A. Cedar Highlands entrance signs: presentation by Patti Palanza reviewing a few years worth of investigating options. Their group proposed a sign similar to Rusty's Ranch House restaurant. Tom made a motion to accept their proposal for \$8,000 dollars to create upper and lower entrance signs. Linford seconded and the motion was approved unanimously.

B. Plan 2022 Annual Meeting: planning deferred to August's meeting.

3). President's Report

-CICWCD agreements: Mike shared all the collaboration that's going on with Chief Phillips, George Colson, county commissioners, and the CICWCD. It will take time, like several years, to finalize the projects we hope to have. It's important to approve these common area allocations with a vote so that these plans can go forward. Mike is reaching out to our attorney to help create a legal verbiage for these options.

4). Communications

A. with members: has been ongoing.

B. with Iron County: that's been included in previous discussions tonight.

C. with attorney: in the process; waiting for a reply.

5). Committee Reports and Old Business (Financial report was not ready so we started with ARC)

B. ARC – no completed buildings at this time.

New construction applications needing approval -

Hahn, Block 9, Lot 6, 2091 High Mountain View Dr. ARC recommends approval.

LynAnn moved and Linford seconded a motion to approve which passed unanimously.

Bettencourt, Block 9, Lot 2, 2149 High Mountain View Dr. ARC recommends approval.

LynAnn moved and Linford seconded, contingent on receiving the hard copy of the application and check, a motion to approve which passed unanimously.

A. Financials – There was about \$258,000 in the bank at the end of June. Invoices from Pearce Excavating for road work they've been doing, including loads of road base, trucking and spreading, total \$24,431.15. Tom made a motion to approve (who seconded it was not clear) and the motion passed unanimously.

Tom moved to approve the invoices for road signs that were ordered and posted throughout the subdivision: \$344.68 at Home Depot, \$196 and \$337 to a sign company. Linford seconded the motion and it passed unanimously. These were already paid by debit card and previously approved with a budget of \$1,000 dollars, and the project came in under budget.

C. Roads – Pearce Excavation will be on the mountain grading and dressing our roads for the coming two weeks, putting in culverts, compacting and watering, recovering material and preparing for the application of Magnesium Chloride starting on Monday, July 18. Pearce is contouring the roads before the Mag Chloride application so that rain water will run off the road and into the ditches. Mag Chloride will keep the dirt we're applying on the road. It is extremely promising.

Mike will be out of town beginning July 21st and Rick Silva from the Roads Committee will work with Pearce Excavation during these weeks of road prep.

Flaggers will help direct traffic. We should encourage HOA members to use Right Hand Canyon Road to take the pressure off; Pearce will put detour signs at top and bottom for pass-through traffic to use Right Hand instead of Cedar Highlands Drive.

We're paying for this out of savings and it's going to control the dust on our main road; we're budgeted for 4 miles of spraying, from the bottom to Right Hand Canyon Road. It's a test to see if it holds up under traffic. If we like it and want to get on an annual maintenance program it would cost about \$200 per lot owner. That would still allow an annual HOA budget of \$100,000 and snow removal. If we treat all the roads, primary and secondary, annually it may cost \$300 to \$400 per lot per year, in addition to regular HOA dues.

The Mag Chloride application is one full day, sun up to sun down, August 8th. We would like to close the road. People who need to be in town for the day should plan for it and could get a hotel if needed. We will alert all in advance. With notice the Sheriff's office will participate to support.

D. Fire & Safety – most of the report was at the beginning of the meeting. In regards to taking legal action against Beehive for their antennae house in our road easement, Mike made a motion to talk to our attorney, Carson, about it. Without an audible second the motion was unanimously approved. To date, no more has been done about creating signs to direct emergency personnel from High Maple Drive to the actual homes above it.

E. Website – Kevin was traveling and unable to connect to our meeting at the time

F. Water – LynAnn reported that she'd asked the CICWCD if they were managing Greens Lake and they answered no. She pointed out that it was probably up to the CHHOA to manage Greens Lake since it is in our common area. Could it be a future dipping spot for fire suppression? Linford shared that at one time the HOA Board had looked into excavating it to make it deeper but that was going to be very expensive.

G. CC&Rs – no report at this time

6). Member questions – What if the CICWCD uses the proposed 500,000 gallon buried tank to supply water to communities below us and we run out of water? The point was made that the CICWCD would then have to pump water up to us; they are committed to providing water to Cedar Highlands. It was also pointed out that the water from the springs on our common land was traded to them in exchange for their service to us and is not our water anymore. The proposed tank will supply our water and in our future legal agreement with the CICWCD it may be wise to define the minimum amount of water to be housed in the tank for our use. Our community will also benefit from the increased ability of 500,000 gallons of water to provide fire suppression.

7). Next meeting will be Thursday, August 11th at 6 pm at the Cedar City Library.

8). Meeting adjourned

9). Brief executive session followed