

APPROVED

MINUTES
Cedar Highlands HOA Board Meeting
Thursday, August 11, 2022
Cedar City Library, 303 N 100 E, Cedar City, Utah

In attendance were directors Mike Brask, LynAnn Imlay, Linford Nelson, and Tom Wootton (Tom joined virtually). HOA members were Monica Wootton, Bri and Clint Bunting, Jim and Sandi Grimes, Greg and Sharon Dietel, Rick and Lori Silva, Nick and Patti Palanza, Larry and Dayleen Miracle, Nancy and Stan Carrizosa, Jeff and Debra Hartman, Kerry and Julia Smith. Joining virtually were Heather Atkin, Steve Danto, Al Katz, Francine, John, and Pilgrim.

1). Welcome/Quorum established – Mike moved and Linford seconded to approve last meeting's minutes; all approved and the motion passed.

2). New Business

-Plan the HOA Annual Meeting: Saturday, Sept. 3rd at 11 AM at the upper meadow.

Physical facilities, food, meeting agenda, voting. LynAnn suggested that presentations of the candidates and floor nominations occur first on the agenda so that counting could begin while the rest of the meeting proceeded.

-Questions about voting from a member:

A. How can a resident obtain a new ballot if the original ballot was mailed to an old address? Ballots that were 'returned to sender' were re-mailed to members when we found a more accurate address for them. Extra blank ballots will be available at the Annual Meeting picnic.

B. Is there a validation during the counting of the votes? Is there a master list that is used to verify the correct number of ballots have been received? Yes – votes are checked against a current, master membership list. Only one vote per lot will be allowed.

C. Who votes for the 2 lots owned by Iron County? No one will be allowed to vote for those 2 lots; the dues on those lots have not been paid.

There ensued a discussion about who and when nominations to run for the Board can happen. All our direction comes from the CHHOA Bylaws. There are no separate classes of voters, for example, resident vs. non-resident. Due to interest in one unknown candidate on the ballot, Alan Schrimpf, his campaign bio was read. It will be emailed to all HOA members and posted on the website once all three candidates turn in similar bios.

There was also a discussion about water rights. In 2011 the existing rights to water were legally deeded to the Central Iron County Water Conservancy District who now furnishes our water and maintains the springs and equipment to do so. A member or two in CH may have separate surface water rights that they purchased separately.

-Expanding the number of directors serving on the HOA Board – LynAnn suggested, according to the Bylaws and a simple majority vote of all HOA members, to add two board members. It requires an amendment to the Bylaws. Discussion ensued of the pros and cons of a larger HOA board. The proposed amendment is attached to these minutes. LynAnn moved and Tom seconded to put this amendment before the membership at such time as the Board determines; the motion was approved.

-Adding a Welcoming Committee: this item was put on hold until after the Annual Meeting and elections. It will be addressed at the October 2022 HOA Board meeting.

3). President's Report

CICWCD agreements: Mike has met with Paul Monroe from the CICWCD and shared the easement maps and agreements that are being proposed. Geo-technical evidence must support the location of a proposed half-gallon buried water storage tank. This may require a 2/3 vote of the HOA members. Article 10(e) in the CC&R's states that the Association shall "Grant easements where necessary for utilities...over the common properties to service the...lots" Mike offered to speak to Paul Monroe specifically about having a clause in the agreement stating there will be a minimum reserve or level of water maintained in the tank for our subdivision. The maps and agreement rough draft will be posted on the HOA website. Mike made a motion not to proceed with a vote on this topic at the Annual Meeting because we don't have the site location or finalized contract; LynAnn seconded it. Linford said he now owns the upper meadow tank because of his agreement with the CICWCD.

4). Communications

A. with members

-report on entrance signs to Cedar Highlands; some pieces have been purchased and one receipt has been turned in.

B. with Iron County – nothing at this time.

C. with current attorney – won't return calls.

5). Committee Reports and Old Business

A. Financial – LynAnn moved and Linford seconded the motion to accept the management report that was provided; motion passed. Our current balance on 8/10/2022 is \$219,601. The balance available after paying for approved projects like the magnesium chloride Dust Guard, entrance signs, and refundable deposits is \$103,889.34. Other expenses are \$21.17 for the website and \$58.41 for Quickbooks. Pierce Excavation invoices for Cedar Highlands Drive road improvement were \$24,634.25 and \$26,077.41. Mailing ballots and the annual meeting notice costs were \$264.07. Mike made a motion to pay the submitted invoices, LynAnn seconded and the motion passed. Mike shared that the taxes were completed and mailed; no money was owed.

B. ARC – had no report.

C. Roads – Mike explained the scope of the recently completed Cedar Highlands Drive road work. Below Juniper Road, 2"-3" of base was put down and a minimum amount of work was done to bring the road back to a plow-able state; the cost for Sunroc and Pierce was \$35,908.09. For the upper portion of the road within our community, 4"-5" of base was put down, the culvert and cattle guard fixed, and the cost was \$72,145.25. With a projected cost of \$25,000 to pay for spraying Dust Guard's magnesium chloride on the entire length of Cedar Highlands Drive, from the bottom to Right Hand Canyon, the total main road investment is \$133,053.34. \$10,000 is set aside to do a mild grading and fill potholes of secondary roads. We are signed up with Dust Guard for a second application of mag chloride in June 2023.

Mike suggested we increase 2023 dues 15% to increase our revenue and pay for a possible second application of mag chloride. Mike also shared a proposed HOA budget for 2023 that he'll present at the Annual Meeting on September 3, 2022.

D. Fire & Safety

-Linford presented a 20 page plan he worked with John Schmidt to produce on fire mitigation of Linford's properties that surround Cedar Highlands. Our HOA needs to use the template from Iron County and John Schmidt to renew/update our CWPP (Community Wildfire Protection Plan) and then file it with the county. A completed, current CWPP is also how we access grant money. The Board has never gone to individual lot owners about excessive debris on lots, but that is something that the Fire Committee can discuss.

E. Website – nothing to report at this time.

F. Water – discussed previously under President's Report

G. CC&Rs – the Committee is halfway through reviewing the CC&R's.

6). Member Questions – a member asked from if any traffic studies have been performed this summer? There was a commitment from Richard Wilson to do one over a holiday weekend. Could a Board member reach out to Richard and ask? Mike said he would follow up and include Reed Erickson.

Debra Hartman reported that she'd stopped at all bike shops in Cedar and explained that there are no trail heads other than the corral and "C" trail head. Hopefully bikers will stop using CH subdivision secondary roads to access the "C" trail through our private roads.

It was suggested that Reed Erickson, Bruce Anderson and Marilyn Woods be invited to come up and see the improvements we've made on Cedar Highlands Drive. Mike said he would do that.

Discussion ensued about a Cedar City Trailblazers ride that will bring them up the mountain on Cedar Highlands Drive August 25 – 27th. There is also a BLM tri-fold brochure showing a route to the "C" trail through Cedar Highlands. It was suggested that the best place to bring this up is at an Iron County Commissioners' meeting. Iron County now has the Title 5 responsibility for Cedar Highlands Drive in their name; BLM deeded it to them.

7). Date and Time for Next Meeting – Saturday, September 3, 2022, Annual Meeting in the meadow

8). Adjourned