

APPROVED

MINUTES – ANNUAL MEETING

Cedar Highlands HOA Board

Saturday, September 2, 2023

Upper Meadow Common Area – Cedar City, Utah

Due to inclement weather, the picnic portion of the annual meeting was cancelled.

Welcome/Quorum – by Mike Brask. The Board of Directors in attendance were Mike Brask, Tom Wootton, Lori Silva and Jeff Hartman. Special meeting was called to order at 12:30pm. Mike recapped the topic of the proposed water tank/fire hydrant addition that is being voted on today.

Tom had invited two guest presenters to educate our members about year-round fire safety and prevention. We are currently working on updating our readiness plan for the community.

Guest presenters: George Colson, Iron County Emergency Manager and Capt. Lowel Sorensen, Cedar City Fire Department. George said that no evacuation order was issued for the fire at the Palanza's property since it was a structure fire and not a wildfire. It took the truck just over 30 minutes to arrive. He asked that we do not park on the road near a fire as it blocks the large fire trucks—they are difficult to maneuver. He recommends that all our residents get onto the Everbridge app so that we can be notified if there ever is a notice to evacuate. He said he would give the community two types of evacuation signs, a & b, that give us two options for evacuation. Ann Bersi asked if those with large animals, horses, must follow the same evacuation direction due to their pulling a trailer, and he said they would follow the direction for everyone else. He suggested that we use a buddy system to keep up with each other so that everyone leaves the mountain quickly. He has not given up on the hope that we can get a fire station up here, but the county is currently out of money. He also said that it may take 45 minutes to one hour to get an ambulance up here in the winter. If there is a need to air evacuate, he needs to know ASAP.

Lowel Sorensen talked about creating a defensible space around your home. He suggested everyone go to the Iron County website to learn more about what preventative measures can be taken to protect our property. Someone from the audience asked if the situation would have been different had the Palanzas not had their own water tank. He responded that it was a best-case scenario. He said that more fire hydrants are better for them. Hauling heavy loads up the mountain is difficult and slower. Tom asked about the fire truck types and he responded that type three were for structural fires and a type six is for wildfires and is more mobile. The question about us having a fire house located up top paid for by grant money won't happen due to our community being classified as a seasonal one by the county.

Someone asked if we could get a fire hose and be able to access the fire hydrants ourselves and he responded that we cannot. He said that having water on site should be a storage vessel of our own water, not the water supply—the firetrucks will need to pull from the water supply. He

said that it is often embers that burn down a home more than flames. Look for eddy areas where leaves pool around our homes and harden them (rake away vegetation, put down rocks, pour cement, etc.). Lowell said that they expected us to store combustibles on our properties, but to maintain a separation from the living spaces to where they are stored. There is no defined amount. On the Iron County website, Firewise talks about home ignition zones and readiness. He encourages everyone to learn more about fire prevention. He discouraged us from getting electric vehicles—they can ignite and they cannot put them out—it takes 30,000 gallons of water!

George told Tom that he would like to see our readiness plan before we submit it to ensure it meshes with his county plan. He suggested that we consider all hazards when writing it, not just fires.

Voting for water tank/fire hydrant—Mike opened the floor to members wanting to discuss the water tank/fire hydrant voting issues and Linford Nelson, Simon Han, and Craig Hone spoke. Issues brought forward were the potential limitation of water capacity at current and approved site, the indemnity clause in our contract with the Water Conservancy District may be problematic, and concern for the natural beauty of the meadow being altered due to the buried water tank placement. Discussion was closed and the polls closed at 1:23pm for the water tank/fire hydrant voting. The vote passed: 114 for and 2 against.

Voting for vacancies of Board of Directors – Mike opened the floor to the three candidates to speak to the community about their intentions as potential board members. Stan Carrizosa, Patti Palanza, and Tom Wootton spoke. Mike asked if there were any nominations from the floor and there were none were voiced. Voting closed at 2:03pm. Tom Wootton received 78 votes, Stan Carrizosa received 77 votes and Patti Palanza received 80 votes. One write-in, Sandy Grimes received one vote. Counted and signed by Ann Bersi, Monica Wootton, and Greg Pierce. Tom, Stan and Patti were elected to serve as board members for two years.

Financials—Mike Brask presented the current balance sheet.

1. Beginning balance: \$44,459.15
2. Credits: \$1,487.67
3. Debits: \$41,775.17
4. Ending balance: \$4,171.65
5. Tom moved to approve the financial report and Jeff seconded the motion.

Mike suggested that the 2024 budget be developed by the new board and presented to the members at a following meeting.

Roads Committee—Mike Brask presented. The summer road maintenance was still in the budget to prepare for the winter. But, for future projects, we are out of money, so no decisions need to be made at this time. Lori said that Greg Pierce asked that members put blue posts at culvert pipes and red posts at driveways to aid in snow removal.

CC&R rewrite—Mike said that much of the wording is outdated and proposed that the main project for the coming year be focused on a revision to be brought to the members for the next annual meeting in 2024. He casually asked who of the audience were interested in a revision and a majority of hands went up.

Next meeting: October 12, 2023 at 6pm at the Cedar City Library

Meeting adjourned at 3pm