

Cedar Highlands HOA **SPECIAL** Board Meeting Agenda  
Thursday, January 18, 2024, at 6:00 pm  
Cedar City Library, 303 N 100 E, Cedar City, Utah

**START RECORDING**

1. **WELCOME** (Establish Quorum of the Board)
2. **APPROVAL OF THE AGENDA**
3. **PUBLIC COMMENT:** During Public Comment members may address the Board on any matters under the authority of the HOA including items on the agenda and items not on the agenda. The Board is not authorized to act on items not on the agenda. Public comment is limited to 3 minutes per person (yielding time to others is prohibited) and 10 minutes per topic, unless extended by the Board officer presiding over the meeting. Members requesting to speak during public comment will state their name and residential address for public record. In accordance with our Cedar Highlands HOA Bylaws, any other discussion or comments from attendees must be approved by a majority vote of the Board.
4. **RATIFICATION OF BOARD ACTIONS TAKEN WITHOUT A MEETING**
  - a. Summer Roads Maintenance/Repairs – Pierce Excavation
  - b. Residential Culvert Damage Repairs (Main Rd impact)
  - c. Tractor Works Snow Plowing/Road Maintenance Agreement 2024.
  - d. Tractor Works Monthly Service Fee payments.
5. **ACTION ITEMS**
  - a. CH HOA Board Goals 2024
  - b. Annual Membership Dues Increase & approval to send out invoices
  - c. Budget - Monthly update on all financials and approval to pay bills
  - d. Creation of monthly Consent Agenda to be implemented as a standing Agenda item
  - e. New Policy 2024-1, Appointing Administrative Officers – Final Revisions
  - f. Appointment of Greg Pierce as Administrative Officer (becomes effective in 48 hours)
  - g. HOA Committees Updated Rosters for 2024
  - h. Policy Revision - ARC/ Owners Construction Requirements Revision – Final Revisions
  - i. New Policy 2024-2, Vote Counting Procedures – Final Revisions
6. **COMMITTEE REPORTS TO THE BOARD**
  - a. Fire/Safety/Water – *Lori, Tom, Mike*
  - b. Roads – *Lori & Stan*
  - c. ARC – *Patti & Tom*
  - d. CCR/Bylaws – *Stan (one more Board Rep needed)*
7. **INFORMATION ITEMS**
  - a. Correspondence
  - b. New Topics/ Items for First Readings/ Board Member Comments

8. **NEXT MEETING** Thursday February 8, 2024, at 6:00PM
9. **CLOSED SESSION**
  - a. Under the HIPAA of 1996 and the Americans With Disabilities Act, the Board will receive and consider action on an HOA member request.
10. **ADJOURN. END RECORDING**