

APPROVED 02/08/2024

## Meeting Minutes 01/11/2024

January 11, 2024 at 6:00 PM

### CEDAR HIGHLANDS HOA BOARD MEETING AGENDA

#### START RECORDING

1. **Welcome/Quorum established** – Welcome new board members & attendees

Lori made a motion to bring a topic up from item #5 on the agenda, “Fill Open Board Positions” and address this as the first item of business. Patti second the motion and all board members voted in favor.

Patti made a motion to appoint Stan Carrizosa to fill the vacancy on the Board. Stan was in attendance and agreed to accept. Tom second the motion and a majority of the board approved the action.

Stan joined the Board and made a brief statement that the board interactions of the last few months have been very difficult. He resigned from the Board after an exchange between him and Mike Brask where Mike attempted to restrict Stan’s ability to perform board duties because his home was up for sale, and he may not be here to finish what he starts. Stan acknowledged that his health condition and family business regarding his home were all disclosed to the board prior to him running for office and the board was in full agreement that this would not impact his work on the board. After resigning following the October HOA meeting Stan was contacted individually by three remaining Board members and asked to return to the Board. They expressed concerns for how Mike operates and treats people and expressed their desire to make a change in board leadership if Stan would return. Based on this information Stan made a motion to remove Mike from the office of President effective immediately as the remainder of the board had lost confidence in his effectiveness as board president. Patti second the motion and the vote was four to one in favor of the change.

Tom made a motion to appoint Stan as Board President. Stan accepted and Lori second the motion. The board then voted 4-1 to approve this change.

**Stan made the motion to appoint Tom as Vice President. Tom accepted and Patti second the motion. The board then voted 4-1 to approve this appointment.**

**Stan then explained that the agenda prepared for the meeting this evening was a misrepresentation of what the board had previously met and agreed upon for this meeting. After agreeing to changes in the draft agenda prior to the meeting Mike chose to post the agenda just as he had drafted prior. For this reason, Stan made a motion to table the remainder of this entire agenda and adjourn this meeting. He also moved that a Special meeting be called one week later to be held on Thursday, January 18, 2024 at our usual place and time. The Board voted 4-1 to approve the action.**

**The meeting was adjourned at 6:40 PM**

## **2. Approve Meeting Minutes**

- A. Approve May '23, Aug. '23, Sep. '23, and Oct. '23 Minutes

## **3. Communications**

- A. With members
  - 1. Member complaints.
- B. With Iron County
  - 1. LADDS Towing regarding member interference.
- C. With attorney
  - 1. Carsons review on legality of imposing a 1yr moratorium on specific CC&R's

## **4. Committee Reports and Old Business**

### **A. Financial**

- 1. Review financial balance sheet, and remaining CD balances
- 2. Review bills (see separate list)
- 3. Authorize to pay bills
- 4. Dues
  - i. Motion to have Elaine send dues invoices ASAP once finalized by January 11
- 5. Annual Budget
  - i. Compare YTD expenses to estimated expenses of approved budget recommend cuts or modifications

### **B. ARC**

- 1. Approve new applications
- 2. Close completed projects (Williams)

3. Review ARC file and have discussion and decisions on recommendations for new board members

C. **Roads**

1. Update from board members on roads

D. **Fire & Safety**

1. Policy and Procedure regarding open burning and fire pits
2. Update from fire committee

E. **Website** – No updates this month

F. **Water**

1. Conversations with CICWCD

G. **Community Sign Project**

1. Update from committee members on completion of signs with due date
2. Review Budget and remaining expenses to finish

## 5. **New Business**

A. Fill Open Board Positions Call to serve

1. Ask For Volunteers willing to fill open positions
2. Nominate any volunteers

B. Dues

1. Board Discussion on dues and set amount for 23/24 dues \$840
2. Member comments
3. Vote on dues amount

C. New Policy and Procedures

1. Admin Assistant

- i. Board discussion
- ii. Member comments
- iii. Board determination of next action

2. Voting Policy and Procedures

- i. Board discussion
- ii. Member comments
- iii. Board determination of next action

3. Discuss and review 1yr moratorium on enforcing CCR Article 8, Provision 10,11,14

- i. Board discussion
- ii. Member comments
- iii. Board determination of next action

4. Discussion On Emergency Budget for Roads Committee and recommended amount

- i. Board discussion
- ii. Member comments
- iii. Board determination of next action

**6. Members Questions** – Open Discussion

**7. Date and Time for Next Meeting** – Thursday, February 15, 2024 at  
6:00pm at the Cedar City Public Library

**8. Adjourn** – Executive Session  
A. Board discussion with attorney

**END RECORDING**