

TO: Cedar Highlands HOA Board of Directors  
FROM: Lori Silva – Roads Committee  
DATE: 03/14/2024  
RE: FIRST READING: New Policy No 2024-3 FALL ROADS REPAIR & MAINTENANCE

**BACKGROUND**

One of the highest priorities for the Board is to be responsible and proactive in the maintenance, repairs and general upkeep of our roads. The Roads Committee meets regularly to monitor and guide the HOA actions taken to keep our roads safe and accessible for all members.

Following the record winter of 2022 our HOA experienced extreme damage to our roads. The following spring of 2023 the Roads Committee discussed concerns that any road repairs/maintenance NOT be scheduled until early fall so as to avoid the impact of the seasonal monsoons (August/September). A decision was made to commence with \$34K of road repairs, maintenance and base dirt in August. The seasonal monsoons arrived in September and washed away the \$34K of road repairs. Learning from this error it is a priority for the HOA Board now to establish a clear policy that prevents any major road repairs/maintenance to be done until after the August/September monsoons.

The roads are part of the HOA Common Areas and as such the Board is authorized to approve rules for use of the Common Areas including fees for such use. See relevant By-law and CCR authorization below:

*Cedar Highlands HOA By-law - ARTICLE IV MEMBERSHIP RIGHTS AND PRIVILEGES,  
Section 2. RULES.*

*Upon notice and hearing the Board may establish such rules, regulations, and prerequisite conditions to the use of the Common Area and the facilities thereon as it, in its sole discretion, deems appropriate, so long only as such rules, regulations and conditions do not materially abridge the rights of Members set forth in the Declaration. Upon notice and hearing, the Board may establish rules, regulations, fees for and prerequisite conditions to the use of the Common Area and Facilities thereon by persons who are neither Members nor Members' spouses or children living with such Member, including guests.*

*CEDAR HIGHLANDS CCR ARTICLE X: DUTIES AND OBLIGATIONS OF THE ASSOCIATION*

*Section 1. Duties of the Association.* *In addition to the powers delegated to it by its Articles of Incorporation, and without limiting the generality thereof, the Association shall:*

*(b) Own, maintain and otherwise manage all of the common properties, water system, and all facilities, improvements thereon, and all private streets and all alleys and all property acquired by the Association:*

**RECOMMENDATION**

It is recommended that the Board approve the proposed New Policy No. 2024-3 FALL ROADS REPAIR & MAINTENANCE.

