

CEDAR HIGHLANDS HOA ARCHITECTURAL REPORT

MAY 2025 ARC REPORT

For Presentation: BOD Meeting June 12, 2025

PREPARED BY THE ARC COMMITTEE

ARC Comments in Red

Owner Responses in Green

Possible New Construction Requiring Application for approval: Qty 9

1. **Robb, Ricky & Jason: New Home Build**

Block 05-Lot 04 @ 714 High Cedar Highlands Drive

Awaiting completed application, drawings and payment of HOA fees. Details necessary to address possible impact on waterways and roads.

2. **Jones, Nicholas: Existing Home**

Block 06-Lot 08 @ 891 E. High Mountain View Drive

Awaiting application and drawings for landscaping & grading. Details necessary to address possible impact on waterways and roads.

3. **Larsen, Earl & Patricia: Existing Home Excavation**

Block 6-Lot 4 @ 815 High Mountain View Dr

Awaiting application and drawings for excavation around cabin. Details necessary to address possible impact on waterways and roads.

4. **Neil, Michael & Elizabeth: New Home Build**

Block 11 Lot 10 @ 2371 S High Mountain View Drive.

*Awaiting Application, Drawings & Payment for HOA Fees to provide access to lower lot in preparation for home build. Review of drawings required for Board/ARC approval which has not been given at this time. **Owner reports both properties rezoned. County paperwork received for re-zoning. Architecture and engineering in process. Michael reports (4/17/2025) this project on HOLD.***

5. **Neil, Michael & Elizabeth: Garage addition at existing home location**

*Block 11 Lot 11 @ 1154 E High Mountain View Drive. Awaiting Application, Drawings & Deposits for garage addition on upper lot @ existing home. Deposit depends on the size and type of building. Review of drawings required for Board/Arc approval which has not been given at this time. **Owner reports both properties re-zoned. County paperwork received for rezoning. Architecture and engineering in process. Michael reports via phone conversation (4/17/25) drawings are in process and hoping to submit for approval very soon. Construction is with Larsen Construction.***

UPDATE REQUIRED

6. **Reynolds, Neil & Sondra: New Home Build**

Block 02-Lot 09 @ 1891 S High Cedar View Drive

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Awaiting completed application, drawings and payment of HOA fees. Details necessary to address possible impact on waterways and road

7. **Love, Brian & Denece (Kay): New Home Build**

Block 06-Lot 06 @ 833 E High Mountain View Drive

Awaiting completed application, drawings and payment of HOA fees. Details necessary to address possible impact on waterways and roads.

8. **Johnson, Brad & Stephanie: New Home Build**

Block 04-Lot 08 @ 2181 S High Juniper Drive

Awaiting completed application, drawings and payment of HOA fees. Details necessary to address possible impact on waterways and roads.

9. **Kraft, Kevin & Keely: Decorative Gate to be Installed**

Block 09-05 @ 1211 E. Mountain View Circle. *Awaiting completion of application with details & Fees to be paid if required.* **Reviewed at Executive meeting June 6, 2025.**

Applications Received: Processing & BOD Approval Required 6/12/25: Qty 5

1. **Hilton, Jim & Peg: Existing Home Container Shed**

Block 7-Lot 4 @ 1042 E High Mountain View Drive

Application for a shipping container/shed. Approval pending receipt of necessary impact fees/deposits.

Hilton reports the project is on hold. Planning to proceed Spring 2025 BOD approval timeline TBD. UPDATES REQUIRED

2. **Loo, Robert: Existing Home Emergency Deck Repair**

Block 02 Lot 34 @ 1005 E Cedar Highlands Drive.

Application Modified & submitted 5/28/25. Determined to be an emergency Deck repair in addition to Landscape with Drainage modifications. Emergency & No Fees required. **Owner reports drainage issues under the deck are ongoing & he will be pouring concrete beneath the deck. The repair will include the replacement of 5 support posts, grading, compaction and concrete beneath the deck of approx 435 SF with a 1% grade for drainage away from the building. Tractor Works will begin the job approx. 6/9/2025. Completion TBD & notice to be provided. Reviewed and Approved at Executive Meeting June 6, 2025. UPDATES REQUIRED**

3. **Foss, Glenn & Cindy: Solar Panels**

Block 5-Lot 9 @ 818 High Mountain View Dr.

Application submitted on 6/03/2025 for installation of New Solar Panels. Fee paid. **Owner reports work to begin 6/17/25. Portable restroom TBD, Trash collection TBD. One subcontractor with minimal vehicles and very little road impact is expected to take place. Reviewed and Approved at Executive Meeting June 6, 2025. UPDATE REQUIRED**

4. **Danto, Steve & Eva: Existing Home Emergency Deck Repair**

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Block 09 Lot 10 @ 2017 S. High Mountain View Drive

Application submitted 5/10/25 for Deck repair in addition to Landscape & Drainage modifications.

*Work considered emergency repair, and no Fees required. **Owner Reports: Drainage issues under the deck are ongoing. Owner reports he will be installing new upper & lower decking. The repair will include grading, compaction, footings, decking and railing. Materials will be like to the original. Work began approx. 5/10/2025. Completion anticipated by September 2025. Reviewed and Approved at Executive Meeting June 6, 2025. UPDATE REQUIRED***

5. YATES, Rob & Darcee: Existing Emergency Storage Shed Repair

Block 04 Lot 17 @ 2046 S. High Cedar View Drive

Application for Storage Shed repairs submitted 5/9/25. Work considered emergency repair and no Fees required.

Owner Reports: Repairs to structure with new siding and roofing. Work began approx. 5/9/2025. Completion anticipated by September 2025. Reviewed and Approved at Executive meeting June 6, 2025. UPDATE REQUIRED

APPLICATIONS APPROVED AND UNDER CONSTRUCTION: Qty 13

1. Hahn, Steve: Existing Home Construction of Shed Storage

Block 09-Lot 06 @ 2091 High Mountain View Dr

Building Application submitted 5/24/2024 & approved. Fees paid. Owner reports landscaping

complete and the shed is dried in. Siding is completed and rock work will be completed in Spring/Summer 2025. UPDATE REQUIRED

2. Foss, Glenn & Cindy: Landscaping post Home Build

Block 5-Lot 9 @ 818 High Mountain View Dr.

Application submitted on 9/10/2021 for new home construction. Fees paid. Portable restroom available, trash collection TBD. Construction with a lot of deliveries and heavy equipment on going winter of

2023-2024 during wet months. Owner agreed that deposit be retained to repair roadways per Owner's Construction Requirements. Foss reports project complete & COO Received. However, measures are being considered to mitigate erosion of bare areas around the home. ON HOLD AT THIS TIME

3. Hatch, Darren & Lisa: Garden/Canning Kitchen

Block 11-Lot 3 @ 2215 S. High Mountain View Dr.

Building Application submitted 2/23/22. Fees paid. Construction started & nearing completion. Minor Interior items remaining. Portable bathroom and trash collection removed this week. Construction

stopped through wet months as recommended per Owners Construction Requirements. Receipt of construction verification schedule pending. Owner reports estimated completion by June 2025. Final County inspection not yet scheduled. UPDATE REQUIRED

4. Hatch, Darren & Lisa: Construction of Patio Deck Enclosure

Block 11-Lot 3 @ 2215 S. High Mountain View Dr.

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Building Application submitted 4/24/24. Fees paid. Board/ARC approval of this application took place 5/9/2024 Meeting Receipt of construction verification schedule pending. Owner reports estimated completion by 2/1/25. No final inspection or COO required. UPDATE REQUIRED

5. Collins, Corey & Nancy: New Home Build

Block 4-Lot 14 @ 2134 S. High Cedar View Dr.

Application received for lot clearing submitted 9/14/2022. Application completed & received 9/13/2023 and fees paid. Construction to begin TBD Collins reports clearing/landscaping/lot preparation ongoing. Permit submission planned for this winter. Work to begin in Spring 2025 post wet months approx. May 1st. UPDATE REQUIRED

6. Nelson, Linford: New Home Build

Block 2-Lot 5 @ 1827 S High Cedar View Dr.

Application received for earth moving and lot clearing 8/15/2022. Fees paid. Drawings submitted & construction underway. No portable restroom or trash collection present at this time. Mr. Nelson reports project complete and deposit refund requested. Neighboring Lot filed formal complaint reporting trespassing on their lot. HOA notified Home Builder and problem was corrected. Prior pictures of what appears to be a completed project are on file. Pictures of heavy equipment (3 Pieces) and scaffolding in place at the front of the cabin 11/10/2024. Reviewed and return of \$3000 Deposit approved at Executive Board Meeting June 6, 2025. Stipulated Refund will be issued upon receipt of COO & HOA ROADS inspection of Driveway, Culvert, Ditches and Main Road.

7. Cole, Brittney: New Home Build

Block 4-Lot 9 @ 759 E. Cedar Highlands Dr.

Application received 6/8/2022 for Daughter's new home, detached garage, and pickleball court construction. Fees paid, work awaiting commencement 3/7/2023 Portable bathroom available. Trash Collection Bin to be viewed. Construction almost complete. Owner Brittney Cole reports 2/14/2025. County provided a partial pass and move in acceptable. Grading and roof nailing required to obtain COO. UPDATE REQUIRED & COO UPON COMPLETION.

8. Hinds, Jeff & Kim : New Home Build

Block 2-Lot 11 @ 1244 E. Cedar Highlands Dr.

Application received for new home 6/2/2023. Fees paid. ARC recommends approval of this application (work started without application submission, but plans indicate criteria of CC&Rs are met) Portable bathroom available and trash collection available. Construction continued through wet months (2023-2024) and complaints submitted for building trucks blocking main roadway. The owner was notified that the \$3000 Security Deposit is non-refundable as of Board action on March 14, 2024. Owner reports 95% complete. Kim reports COO to be sent via email when obtained. UPDATE REQUIRED

9. Nelson, Linford: New Home Build

Block 4-Lot 16 @ 2078 S High Cedar View Dr.

Lot clearing application received 6/30/2023 with Nonrefundable \$1000 impact fee paid to clear lot. Dirt/earth moving, Land clearing, soil testing, perc testing, engineering, plot map of structure layout is NOT considered an all-inclusive ARC application. Proper application with all pertinent information including permit is required. Non-Refundable Impact Fee of \$3000.00 agreed upon April 11 2024

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Board meeting and needs to be paid prior to any work taking place. Portable bathroom and trash collection to be placed on site. Linford asks in February 2025 BOD meeting if this property meets the current building impact fee requirements. He was reminded it was previously adjudicated at the prior impact fee amounts during the April 11, 2024 BOD meeting. Information has been included in subsequent ARC reports. Only grading took place in the summer of 2022 with no construction taking place during the winter of 2022-2023 or until now. UPDATE REQUIRED

10. **Heerema, Bret & Rebecca: New Home Build**

Block 1-Lot 1 @ 1884 S. High Cedar View Dr

Application submitted on 2/2/2024 for new home construction. Application Complete except for a copy of the building permit. Verbal acceptance given on 5/1/2024. Construction has started. Stucco color agreed upon with Owner's. Fees paid. Board/ARC approval of this application took place 5/9/2024 Meeting. Portable restroom on site.

Trash collection is now visible on site. 11/10/2024 Community complaints regarding trash collection and potential road damage are being evaluated. A permit is provided and on file. Regular inspections determine Heavy equipment, building materials and vehicles are continually parked on the road or on site. (Picture 4/21/2025 & conversation with Roger Thomas-Choice Builders) Ditches have been flattened, and heavy traffic and construction are continuing during the wet months. 11/10/24 New Culvert at Block 02 Lot 10 has a dip in the road due to all the heavy traffic. Currently construction is continuing during the designated wet months. Becky reports estimated completion by July/August 2025. UPDATE REQUIRED

11. **Colbert, Eileen: New Home Build**

Block 07-Lot 06 @ 2431 S. High Maple Circle

Application and all appropriate paperwork have been submitted 5/1/2024. Fees paid. Exceptions are building permit, Portable bathroom and trash collection to be made available. Lot inspection needed to view portable bathroom and trash collection. Major road damage because of a broken water line during excavation. Water Conservancy approved funds for road repair. Working with affected owners to provide access to their homes. Repair Completed. Concrete truck dumped waste on road easement & bank on Hilton's Property 02. Notice given 6/5/2025 to remove the concrete material. Concrete clean up completion verified and done to better than expected specs. Thankyou very much Eileen. Colbert reported an anticipated completion date of September/October 2025. Fire Hydrant work 6/10/25 created road blockage inhibiting Eileen's access to home build. UPDATE REQUIRED

12. **Douglass, Clayton & Amy: New Home Build**

Block 08-Lot 03 @ 1079 E Cedar Highlands Drive

Application submitted 5/2/2024 and all appropriate paperwork have been submitted for new home build. Fees paid. Permit & updated site plan received. Amy reports home completed. BOD awaiting Copy of COO, Culvert/ditch/driveway & road condition inspection required by Roads Committee. Construction Fee Refund TBD. Reviewed and return of \$5000 refundable and \$5000 one year completion approved at Executive Meeting June 6, 2025. Stipulated refunds will be issued upon receipt of COO and HOA ROADS Inspection of Driveway, Culvert, Ditches and Main Road.

13. **Neil, Michael & Elizabeth: Existing Home Driveway Repairs**

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Block 11 Lot 11 @ 1154 E. High Mountain View Drive.

Application Received for Driveway & Landscape Repairs at existing home. Considered emergency no Approval Required.

Owner reports both properties rezoned to create two square shaped lots instead of the original long narrow lots. County paperwork received for re-zoning. Project ongoing. Timeline response required and believed this will take place during the garage rebuild.

Completed Applications No Impact Fees Required: Qty 0

NONE AT THIS TIME

Completed Applications & Eligible Refunds being processed:

NONE AT THIS TIME

Reminder:

All residents are reminded of the CC&Rs requirements when building or making any exterior improvements/additions/changes to their structure(s). CC&Rs and the forms to submit are listed on the HOA website:

www.cedarhighlandshoa.org