

CEDAR HIGHLANDS HOMEOWNERS ASSOCIATION
HOA BOARD MEETING

Thursday, March 13, 2025

Meeting called to order by Jim Helsper at 3:02pm

Board Members in Attendance: Jim Helsper, Patti Palanza, Lori Silva, Trina Hollingsworth. *Jim Grimes attended virtually, and abstained from all voting.* Quorum established.

In attendance (in person):

Ankara Morgan Rosser
Rick Silva
Lynne Palanza
Greg Pierce
Jeff Hartmann
Linford Nelson
Justin Hawks
Brad Johnson
Stephanie Johnson

In attendance (virtual):

Steve Danto
Eva Danto
Clayton Douglas
Joe Sorcic
Jim Grimes*

Vice President's Message:

Update on lawsuit determination was presented. Owners who have had deposits withheld may request a refund in writing to the Board no later than April 3, 2025. The board will consider requests and determine a refund of deposits at the April board meeting.

Community Comments:

Linford Nelson stated his intent to request a refund of deposits on multiple lots and may need additional time to do so. He stated that he may need to subpoena HOA bank statements for his request. Jim Helsper stated that only a letter was required for the Board to consider a request.

Jeff Hartmann questioned when the sign at the top of the community in the meadow will be installed (only the pole is in place currently). Patti Palanza replied time is unknown due to water tank construction.

Motion to close community comments was made by Patti Palanza and seconded by Lori Silva. All present voted in favor.

Consent Agenda

Motion to approve February 2025 minutes was made by Patti Palanza and seconded by Lori Silva. All present voted in favor.

Motion to approve summary Balance Sheets for website update for November 2024 thru February 2025 was made by Patti Palanza and seconded by Lori Silva. All present voted in favor.

Motion to approve invoices for February 13, 2025 - March 12, 2025 was made by Patti Palanza and seconded by Lori Silva. All present voted in favor.

Action Items:

Checking account balances, expenses and management report were presented. Motion to approve the Treasurer's Report was made by Lori Silva and seconded by Patti Palanza. All present voted in favor.

Trina Hollingsworth was nominated as the new Secretary. Motion to elect Trina was made by Lori Silva and seconded by Patti Palanza. Votes in favor were Lori Silva, Patti Palanza and Jim Helsper. Trina Hollingsworth abstained.

Motion to add Trina Hollingsworth as an authorized signor on the HOA bank account was made by Lori Silva and seconded by Patti Palanza. Votes in favor were Lori Silva, Patti Palanza and Jim Helsper. Trina Hollingsworth abstained.

Lori Silva was nominated as the new Member at Large. Motion to elect Lori was made by Patti Palanza and seconded by Trina Hollingsworth. Votes in favor were Patti Palanza, Trina Hollingsworth and Jim Helsper. Lori Silva abstained.

Simple Text credit increase was presented by Patti Palanza. Increase to 36,000 credits is needed to remove paying overage fees on the HOA's current credit limit. Motion to increase credits was made by Patti Palanza and seconded by Trina Hollingsworth. All present voted in favor.

Motion was made by Lori Silva to roll over current CD's that are due and seconded by Patti Palanza. All present voted in favor.

Motion was made by Lori Silva to assign a mailbox key to Trina Hollingsworth due to her position as the secretary. Votes in favor were Lori Silva, Patti Palanza and Jim Helsper. Trina Hollingsworth abstained.

Committee Reports:

Fire/Safety - no report at this time.

Roads - replacement road signs designating "Private Roads" have been installed.

Roads Committee will meet next week.

ARC - no report at this time.

CCR/Bylaws - draft revision is currently in committee review

Water Tank/Fire Hydrant - currently obtaining bids for construction and installation.

Information Items:

Beehive Broadband will present at the May HOA meeting regarding internet fiber installation in the community.

ARC construction form reminder

Wet months are still in effect through April 30, 2025.

Next meeting will be Thursday, April 10, 2025 at 3:00pm at the Cedar City Public Library, 3030 N 100 E, Cedar City, UT.

Motion to adjourn the meeting was made by Lori Silva and seconded by Patti Palanza. All present voted in favor.

Meeting adjourned at 3:27pm.