

## CEDAR HIGHLANDS HOA BOARD MEETING MINUTES

Wednesday, December 16, 2020 at 6 PM

Virtual Meeting

**APPROVED**

1. **Welcome/Quorum established** – The meeting was called to order by Mike Brask. Rob Shelton, Jim Hilton and Regina Tashjian attended. LynAnn Imlay was absent due to a family emergency. Other members in attendance were Jim Grimes, Monica Wooten, Larry Miracle, Roger & Tawny Thomas, and Manny Mosqueda. Mike made a motion to approve last meeting minutes, seconded by Jim. Vote was taken and unanimously approved.

### 2. **NEW BUSINESS**

A. Continue the discussion of modifications of CC&Rs and Policies & Procedures Manual- we will hold off on doing anything formal with the CC&Rs until we see how things progress following the town dissolution, and now with the ongoing conversations with Iron County regarding the road. Three of the Policies & Procedures have been posted on the website. The board will continue the discussion via email. When we make the changes we want, we will then discuss during a board meeting and vote.

B. Remove Notice of Vote- this was the recorded individual ballots of vote by the members about the HOA dissolution and transfer of assets to the town. Reggie will go to the court and find out the process in Utah for removal, if that is possible.

### 3. **PRESIDENTS REPORT**

Mike & Reggie attended meetings that were put together by Reed Erickson, with the Iron County Commissioners, the Planning Commission and BLM. BLM owns the main road from Greenslake to Right Hand Canyon. Cedar Highlands was given access to use the road under a Title 5 assignment. They will begin monitoring the traffic flow during the winter when it is primarily residential, a few contractors and snowmobilers in comparison to the summer when the recreational traffic greatly increases. That should help to apportion the funds available. The history Reed Erickson provided shows that in 1990s the documents confirm the county does not have responsibility to maintain the road. The county and BLM recognize that things have greatly changed over the past several years. When Iron County looked at improving the main road years back, they planned to have a double chip seal. Right Hand Canyon is only a chip seal over a thin coating of road base and does not have the 6-8 inches of structure needed to make it a year-round road. BLM shot down a prior proposal by the county to re-route the road because there was too much material to be removed and nowhere to put it. Also, there are archeological sites that BLM wants to preserve. As it is a water shed area, there are no plans to release land for future development. The 2 lots owned by the county that may be used to reduce the 17% grade is the preferred path the county wants to take. From these discussions, the county will be researching the cost to pave the main road bottom to top, including the secondary roads and apply for a CIB matching grant

to pay for half the project. This may make any assessment more palatable to the members. The question then is how to divvy up the balance for the cost to improve the secondary roads. During the meetings, Mike brought focus on participation from BLM, the fire department, development at the top of the mountain which brings tax dollars to the county. Previously, Iron County did not want to commit to anything other than obtaining the grant. After these discussions, when pressed, Reed said that if the road is improved, then the county may be taking over the maintenance and plow of the main road. If this occurs, there are cost justifications to the members such as the ISO rate for homeowner's insurance will go down from a 10, which is the highest because of the difficulty getting emergency equipment up the road to about a 4, according to Mike Bleak. The HOA dues could be reduced as the HOA would not be paying for road maintenance and plow. We are encouraged the way the conversation is going. A county engineer will be doing some surveying and qualify the bid previously done by Sunrise Engineering. Then it will be up to the members to decide if they will agree to the cost. When CH was incorporated, the Title 5 was transferred to the town. Now, Iron County will file to transfer the Title 5 ownership back to the county. At the next meeting, we will ask Reed to clarify if the vote needed to approve the main road are the registered voters or property owners.

#### 4. **COMMUNICATIONS**

- A. With members – Jim said we are getting good feedback about website & FB postings about road conditions
- B. With Iron County – covered during President's Report
- C. With attorney- the attorney emailed us about review of the ARC Procedures. Jim will make the changes suggested from our attorney's email

#### 5. **COMMITTEES**

A. **Financial** - the sander fund will be set up in QuickBooks by Elaine. \$1800 from the sale of the old sander and we will add \$1500 the approved annual for the purpose of having money for when the sander needs to be replaced. Elaine will do all the 2021 dues invoices, which will cost approximately \$200. Elaine will send statements with past due amounts to those delinquent accounts. This year we will email the dues invoices which allows us to monitor in QB when the members open it. Email invoices are legal in Utah for collection purposes. In January, we need to have a CPA to perform the required annual audit. Elaine will be able to do the taxes.

1. Discuss/Motion/Vote- current invoices for Bulloch's is \$7780. Mike made a motion to approve, seconded by Jim. Vote was taken and unanimously approved. There was \$10 paid by Reggie for HOA Registration. Mike made a motion to approve, seconded by Rob. Reggie abstained from voting. Vote was taken and unanimously approved. It was agreed the HOA debit card would be given to Reggie as she handles most of the required state filings.
2. Discuss/Motion/Vote- Procedure for delinquent accounts. Mike spoke with attorney, Justin Waymant. He is willing to add the collection costs to the members accounts rather than take 1/3 of the amount collected.

Once the account goes to the attorney, the HOA will have no contact with the member. 90 days after the February due date, the accounts 2 years delinquent will be given to the attorney. We will update the procedure and review for a vote.

## **B. ARC**

1. Discuss/Motion/Vote ARC applications- no new applications submitted

### **Structures Complete:**

Nelson **Block 9, Lot 1 1247 E Cedar Highlands Dr. *Still needs ditch cleanup and seeding have The Deposit is not being asked for at this time.***

Nye **Block2 Lot 15 1951 S High Cedar View Dr. - *\$1000 Deposit refunded and project closed.***

### **Structures approved and under Construction:**

Getman Block 9, Lot 7 2057 S High Mountain View Dr.

Callahan Block 2 Lot 3 1811 High Cedar View Dr.

Williams Block 2 Lot 34 1005 E Cedar Highlands Dr.

Nelson Block3 Lot 11 2016 High Juniper Dr.

Nelson Block3 Lot 12 1982 High Juniper Dr.

Cole Block 9 Lot 1 1247 E Cedar Highlands Dr

**C. Roads** – The last snowfall was about 3 inches and plowing was not needed. Mike asked Ray to sand before 7am, when necessary, in order that people could get to town safely.

If Iron County improves the main road, the HOA is responsible to bring the secondary roads to county standards. We will need to assess what that will take. The road committee should get together to start discussions to determine priority areas. With the money the HOA has and if we do not spend as much on plowing this season, we could do another big project to improve the infrastructure on our secondary roads this summer. With the ditches and culverts cleaned out, and the bigger boulders put in to help the sediment from clogging them, we will see in the spring how much that helps keep the water off the roads.

Ray said they will be plowing down the hill from High Spruce to keep from damaging the road structure that was done last summer.

**D. Fire & Safety** – at the meetings Mike and Reggie attended with the county and BLM, they are also very concerned about the road situation and getting emergency equipment up the road which may help expedite resolving this problem. Mike spoke with Paul Monroe, CICWCD about putting in additional fire

hydrants. Ideally, there should be hydrants within 500 feet of a home, and we are at 1000-1500 feet to a home. CICWCD plans to work on it as they fit it in their budget. We would want the hydrants installed prior to doing road work. Mike will follow up with Paul Monroe.

Jim will be contacting Enoch city manager to get information on how they obtained the fire building grant.

E. **Website** - Jim asked if the board wants to invest in new software as what the HOA is currently using is about 4-5 years old and is outdated.

Jim plans to send an email out to members to make sure Ragic is up to date with contact information.

F. **Water** – CICWCD meeting tomorrow night has been canceled and will be rescheduled in January.

#### 6. **MEMBERS QUESTIONS**– Open Discussion

Manny asked about burn piles this winter. Manny will contact John Schmidt to ask when they plan to come up. Jim said anyone burning should contact him to post on the website & Facebook so people don't call the fire department. They are doing some burns in Cedar Canyon.

7. Date and Time for Next Meeting – Wednesday, January 20 at 6pm.

8. ADJOURNED at 6:29pm to Executive Session- delinquent accounts.

Respectfully submitted by Regina Tashjian, HOA Secretary