

CEDAR HIGHLANDS HOA BOARD MEETING MINUTES

Wednesday, February 17, 2021 at 6 PM

Virtual Meeting

APPROVED

1. **Welcome/Quorum established** – The meeting was called to order by Mike Brask. LynAnn Imlay, Jim Hilton, Rob Shelton and Regina Tashjian attended. Other members in attendance were Larry Miracle, Deb & Jeff Hartman, Manny Mosqueda, Roger Thomas, Tom Wooton, Kevin Bridges and Javier (purchasing property). Mike made a motion to approve the January meeting minutes, seconded by Rob. Vote was taken and unanimously approved.

2. **NEW BUSINESS**

A. Discuss/Motion Vote of Policies & Procedures Manual- we cannot vote on Policy #1 as it has not been posted on the website for 14 days. Jim will post #1 and email Policy #2 to board for review and mark-ups. When that is done, he will post it, email #3 and so forth.

B. Remove Notice of Vote – deferred to next month.

3. **PRESIDENTS REPORT** – Mike brought up the few snow events with vehicles, trailers going into ditches or blocking the road. Most of the people involved live outside the HOA. We will forward some of the pictures to Iron County to make them aware of these occurrences. When the road is blocked by vehicles, Jim has been notifying the county in case of an emergency. Discussion about using a Wi-Fi camera at the 17% grade to document who is using the road and what is leading to these occurrences. Suggestion of calling the sheriff as a way to keep Iron County informed of these incidents and possibly issue citations for unsafe tires or speed causing the event as a deterrent. Member suggested using Arlo cameras with solar chargers which will document the occurrences for the board.

4. **COMMUNICATIONS**

A. **With members** – Member advised the dumpster door was open on 2 separate occasions. Also, the member saw what may have been a potential poaching situation. Members were advised to call 911 to report any suspicious activity and the sheriff will determine if another agency needs to be called in.

B. **With Iron County** – there have been no road meetings as yet this year. Iron County said they planned to put up the road counter to monitor winter vs summer traffic. We will follow up with Reed Erickson to see when it will be done. LynAnn called Iron County Solid Waste Landfill to request a county sign by the dumpster which they agreed to furnish. Regarding large trash left outside the dumpster, LynAnn was advised they do not pick it up. We need to bring the trash down to the landfill. Ray Bulloch had an attempted break-in to his tractors. Ray offered to dig the hole to put up a pole to mount a camera that will monitor the area near the dumpster and where he parks his equipment. It was suggested that members have a CH HOA sticker in their windshield to identify them as residents. We would need a camera with a longer trigger range to

capture everything in the area. Concerns discussed about the camera being damaged and use of a dummy camera.

C. **With attorney** – there has not been any communication.

5. **COMMITTEES:**

A. **Financial** - We will provide the annual financials to the members by March 31 using email, except for members that we don't have email addresses. Elaine will give Rob a copy of the 2019 tax return for the Treasurer's records. Elaine will prepare the 2020 return. Mike will email to Jim the 2021 budget which he presented at the September 5, 2020 annual members meeting for posting on the website. Mike made a motion to have Elaine prepare the 2020 tax return, send the 2020 annual financials to members, and present them along with YTD financials and fiscal budget at the annual members meeting. Motion seconded by Reggie. Vote was taken and unanimously approved.

1. Discuss/Motion/Vote- current invoices for Bulloch's \$3481.80, 2824.50, 245.00 and 351.00 (pea gravel invoice just received) = \$6902.30. LynAnn made a motion to approve, seconded by Reggie. Vote was taken and unanimously approved.

USPS box renewal \$146. Reggie made a motion to approve, seconded by Mike. Vote was taken and unanimously approved.

Rob Shelton \$22.45 for office supplies. LynAnn made a motion to approve, seconded by Reggie. Vote was taken and unanimously approved, with Rob abstaining from voting.

Susan Allman \$31.89 for items in Welcome Baskets. Mike made a motion to approve, seconded by Reggie. Vote was taken and unanimously approved.

Stephanie Mosqueda \$73.69 for items in Welcome Baskets. LynAnn made a motion to approved, seconded by Reggie. Vote was taken and unanimously approved.

B. **ARC**

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

Structures Complete:

Nelson **Block 9, Lot 1 1247 E Cedar Highlands Dr.** Application 9/5/17; \$1000 impact fee \$3000 Deposit paid. Now owned by Cole. Complete and sold. Ditch cleanup and seeding are complete. *Close and return of deposit requested.* The recent snow is covering the seeding. Jim spoke with the new owner, Glenn. Linford said if any of the seeding didn't take due to snow melt, he will come back and re-seed. Mike made a motion to refund the \$3000 ARC deposit as the road was repaired, drainage put in and slope seeded. Rob seconded the motion. Vote was taken and unanimously approved. Jim abstained from voting.

Structures approved and under Construction: (most pending better weather)

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 Block 3 Lot 11 2016 High Juniper Dr.

Nelson Block 3 Lot 12 1982 High Juniper Dr.

Cole Block 9 Lot 1 1247 E Cedar Highlands Dr

C. Roads – As we will probably have a surplus from not having to plow as much this snow season, discussion about planning some major road projects. It was decided that we should reach out to Iron County to see what we need to bring the roads up to county specs prior to doing any major road project, especially on the secondary roads. We will need to coordinate with CICWCD regarding plans to install any additional fire hydrants. We haven't plowed to the water tower, nor has the CICWCD asked for it.

The washboard on the main road is getting worse. Last year, it was too dry for Ray to do it. Then, once we had moisture, Ray wasn't available to do the work. We probably need to have grading 2-3 times over the summer which requires bringing in material. Mike suggested asking Iron County to contribute some material if we grade and roll it. Then we can focus on using the money to put down material on the secondary roads.

LynAnn and Mark will schedule a Road Committee meeting probably in April, which most likely will be virtual. We should invite Iron County personnel to participate in these discussions, which will help us make good decisions.

Discussion about installing Sampson posts on the cliff side of the 17% grade to help with pulling vehicles out of ditches. Most tow trucks have anchors to help them from sliding. We should wait to see if Iron County re-engineers the grade. If after any re-engineering of the 17% grade, the county sells the remaining portion of the 2 lots they own, it is important that the HOA work with Iron County attorney to be certain the lots remain with the sub-division and CC&Rs and By Laws stay with the land.

D. Fire & Safety - control burns were planned but did not work out. Jim is waiting for the date they are rescheduled.

Paul Starks volunteered to assist with Fire Wise this year.

E. Website

1. Updating Domain name has been updated. We now own cedarhighlandshoa.org and cedarhighlands.com. These were paid using the HOA debit card. We will use auto renew for all website charges.

Kevin Bridges volunteered to assist with the website as his background is in technology. Kevin and Jim met to discuss ways to improve the website and communications with members. Kevin suggested a better messaging approach such as text or push notifications about meetings or road issues. Kevin will make further suggestions at the next board meeting.

Following a member request, Jim will post the link to the DNR website regarding feeding of deer.

F. Water – there is a CICWCD meeting February 18, 2021. We are not listed on the agenda. Mike will try to attend and ask about putting in additional fire hydrants.

Jim spoke with people at CICWCD about the January meeting and there was no discussion regarding Cedar Highlands.

6. MEMBERS QUESTIONS– Open Discussion

Discussion about condition of the roads. High Cedar View is holding up very well since last years' work, except for the corner with High Juniper which stays wet.

7. Date and Time for Next Meeting – March 24, 2021 at 6pm

8. Meeting Adjourned at 7:44pm.

Respectfully submitted by Regina Tashjian, HOA Secretary.