

CEDAR HIGHLANDS HOA BOARD MEETING MINUTES

Wednesday, May 27, 2020 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, Susan Allman, Roger & Tawny Thomas, Ann Bersi, Jeanne Shelton and Sam Tashjian. Mike made a motion to approve April 2020 meeting minutes, seconded by LynAnn. Vote was taken and unanimously approved.

2. **PRESIDENT'S REPORT** – Mike spoke with John Schmidt, Utah Division of Forestry. They are currently trimming a fire break near the 2 lots that were owned by Cedar Highlands Town and the ravine coming up to our subdivision. A fire break was cut about 15 years ago around Cedar Highlands and is now overgrown. A budget has been approved and forest services is putting a contract out to re-cut the fire break around Cedar Highlands. There are some firemen in our area due to the new campground that is being put in at Shurtz Canyon. The forest service is doing a study to see how much fire fuel load is in the area from south of Shurtz Canyon up through Cedar Highlands in order to manage it. There will be a progressive plan yearly to reduce the hazard, budgeted by the forest services. The concern is risk from campfires. Paul Starks offered to continue to assist with FireWise events. Mike will be reaching out to Paul to discuss further plans.

3. **NEW BUSINESS**

Annual meeting and election – the HOA annual meeting is usually held on the Saturday of Labor Day weekend. This year that will be September 5, 2020. Mike Brask and Regina Tashjian's 2-year terms are up. Both Mike and Reggie will run for election. We will send a notification to the members that anyone that wishes to run should alert the board. Nominating Committee will be Jim Hilton and LynAnn. Rob will provide information of the members that are ineligible due to non-payment of dues. Reggie will send invoices for the balance of the HOA dues that are to be paid by June 30. Invoices will be sent via USPS to those members that we do not have email addresses.

4. **COMMUNICATIONS**

A. With members –When the ballots are drafted, once again we will thoroughly explain cumulative voting on the ballot. At the annual meeting, we will update the members of the changes due to the disincorporation and come up with an agenda of important items to address. The recent major road repairs cost approximately \$90K. We will discuss with the members plans for future work, and how to budget within the current dues and ask members if they are willing to have an additional assessment to cover the cost of any additional road repairs.

B. With Town - disincorporation was approved by the majority of the residents.

C. With attorney - Mike has not had any further dialogue with the attorney. If we want to make any changes/amendments to the CC&Rs, we need to approve the legal expense and present the changes to the members for vote at the annual meeting.

5. **COMMITTEE REPORTS**

A. Financial – Bills for vote & approval: Hilton Hosting \$125.44 for website, Jenkins Bagley \$17.25 to file registered agent and Elaine Madsen \$87.50 for accounting. Reggie made a motion to approve payment of the bills, seconded by Mike. Vote was taken and unanimously approved. Jim abstained from voting on his bill as webmaster.

B. ARC -

Jim completed final inspection of Henson property and returned their \$3k deposit. Pearson shed application was submitted with \$1000 deposit, and \$250 non-refundable received. The application was approved and there was a one-day installation. Jim made a motion to return the \$1000 check, seconded by LynAnn. Vote was taken and unanimously approved.

Callahan is waiting to submit ARC application due to recent changes with the town. Discussion about their plans to address the drainage from that lot onto the road. They are still working on the plans and not ready to submit.

Bennett wants to put up a small shed, less than 200 sq. ft. Jim went over to review the location. No formal application has been submitted as yet.

Jim emailed the board his recommendations for revisions to the ARC Owners Requirements. The board will approve via email, then post. Discussion that the amount of deposit should cover the section of road that may be damaged if equipment is brought up when the roads are wet.

C. Roads - The material used appears to be good and reduces the amount of dust. Suggestion from member that the HOA approach the Court Facilitator for the town that if there were any town funds remaining, is it possible to use it on much needed road work. Mike advised there is some BLM money budgeted that can potentially be used to maintain the main road damaged by the extra traffic resulting from the bicycle trail BLM put in. BLM appears to be more on board with spending money to maintain the main road. Mike and Jim are having discussions with CICWCD to have them pay for the snowplow to the water towers. CICWCD apparently was unaware that Cedar Highlands has been paying for when CICWCD calls in for a snowplow. If we are able to get BLM, Iron County, and CICWCD to contribute towards the maintenance/plow of the main road, that will leave more money in the HOA to repair the secondary roads.

Owners of property off the main road near the 17% grade have raised concerns about the amount of dust from the road. Linford offered to donate material from his quarry that was used during recent road repairs. Discussion about how it would be hauled, laid, precautions that must be taken and any interruption to members on the use of the main road. These issues must be worked out first. We can formalize via email if the property owner wants to go forward.

Discussion about the money budgeted for road maintenance over the summer. We should first see how the recent road repairs do over the next month and then consider a grading to repair the washboard on the main road, in conjunction with any money we are able to get from BLM or Iron County.

Discussion about using drags to help with the washboard. The concern is that it may take the gravel off the road that was just put down. We should approve any

individual members work on the road to be certain no unintended damage is caused. Mike will address with the members involved.

D. Fire & Safety -

Mike received a call yesterday from BLM about a fire started from a campsite at Shurtz Canyon. As there were forest service people on site, they were able to get the fire under control quickly. Luckily only a little over an acre was destroyed, as it was not windy and did not spread.

Mike spoke with John Schmidt about the areas off the main road where people are camping and having fires. John indicated he would have the BLM post "No Campfire" signs on this property.

Emergency Management Notification- Rob has had discussions with George Colton to schedule a meeting, along with the Iron County Fire Chief, to meet with members. Rob is trying to arrange a separate meeting where he can address the community, especially about evacuation and not interfering with fire operations. Suggestion to have the meeting at the meadow so we can socially distance. We may also consider a virtual meeting as we would like to have as much participation as possible.

Discussion about a FireWise event. We have not been able to have one due to the covid19 situation. With a dry May, we may have already passed the time we can. John Schmidt advised that in July or August, a chipping crew will be available, pending any big fires. If people clean up their individual yards, we can alert them when the crew will be in Cedar Highlands to chip wood piles. Those hours qualify towards FireWise. Next winter, we are on the Forest Service list for burn piles. We will need to provide the Forest Service with a map of areas that need to be chipped or burned. Rob & Jim H will work on the map.

Discussion about starting a beautification committee made up of members to work on cleaning up the community. Projects can include picking up dead wood that cannot be chipped which also helps reduce fire fuel.

E. Website - Jim is working on improving how documents are posted. When there are Red Flag warnings, there will be a rollover, so as a mouse or arrow moves over it, the specific information about the duration will be available and then removed when the situation is over. Jim will check for any building permits of possible construction of a tower by Beehive. The engineers have not returned Mike's calls.

F. Water - Jim attended a virtual CICWCD meeting. We now have filtered water from the well. They are hoping to do repairs on the well this year. Jim also advised that we will be discussing the issue of snow removal to the tanks this fall.

6. **MEMBERS QUESTIONS**- occurred during the earlier discussions.

7. Date and Time for Next Meeting - it will be held virtually on June 24, 2020 at 6pm.

8. ADJOURN- meeting adjourned at 7:26pm.

Respectfully submitted by Regina Tashjian, HOA Secretary