

CEDAR HIGHLANDS HOA MEETING MINUTES

Virtual meeting held on April 24, 2020

APPROVED

1. Welcome/Quorum established – Mike Brask called the virtual meeting to order. LynAnn Imlay, Rob Shelton, Jim Hilton and Regina Tashjian were present. Also attending virtually: Larry Miracle and Manny Mosqueda. LynAnn made a motion to approve February meeting minutes, Rob seconded the motion. Vote was taken and unanimously approved.

2. PRESIDENT’S REPORT- Road work in progress. Bulloch will open the main road from the bottom for the weekend and then will close it again Monday for 2-3 days as they finish road work. There have been several complaints of a lot of dust kicking up right before the grade. Mike asked Ray to use the water truck. Also, there is a drainage issue from the natural creek up by High Mountain View, that is going onto a member’s property in Block 12. Mike will meet with the member to look at the situation and see what can be done to fix it or the culvert to see if the water can be diverted.

3. NEW BUSINESS – Rob stated Block 3, Lot 5 new owner has been updated in QB.

4. COMMUNICATIONS

A. With members – discussion about responding to the anonymous letter sent out to members regarding the town. Mike suggested preparing a fact sheet correcting/responding to the misrepresentations about the HOA. Regina will draft it and then get input from LynAnn and Jeanne Shelton.

B. With Town - discussed in conjunction with A. Members.

C. With attorney – HOA attorney gave rates to revise CC&Rs. We should discuss this at a later date and discuss it with members at the annual meeting.

5. COMMITTEE REPORTS

A. Financial – Elaine is going to make necessary corrections in the QB program. The only bill incurred was the monthly QB charge which was previously approved. Rob & Reggie have done research, made calls and sent emails attempting to collect delinquent dues. We will pursue delinquent dues either with an attorney or small claims court after August, as the remaining 2020 dues balance is billed June 30. Delinquent fines most likely will go through our HOA attorney and include attorney fees. The 2 accounts more than 2 years delinquent, we need to pursue more quickly as the Franchi property is in foreclosure. James Giancaspro passed away a few years ago and that property will be going through probate. Manny advised from his years of board experience, the most effective way to collect past dues was for the HOA attorney to actively pursue. We will resume discussions on delinquent dues with our attorney in July.

B. ARC - Jim H sent emails and photos to each board member concerning the Henson construction completion. The property has met all HOA requirements and Jim recommends the HOA refund their ARC deposit. Mike made a motion to reimburse the \$3000 to the Hensons, upon confirmation that they made the actual payment, seconded by Reggie. Vote was taken and unanimously approved.

Mike suggested that we need to address the impact fees with the contractors for the road damage caused by them or their subs when the roads are muddy. Jim is currently working on the revision of the Owners Construction Requirements and will address this issue.

Jim H reported the status of Callahan construction. They are in the preliminary stages with test drills and ARC forms have not yet been submitted.

Discussion about situations when the downslope of a member's driveway intersects with the roads and causes damage to the road from runoff, members need to perform necessary work to divert the water into the ditch.

C. Roads - there has been a lot of discussion over the past several weeks with the town concerning the current road work. There has been rough grading up the front road. There were some delays due to weather. Some people are not respecting the Road Closure Signs. Discussion on how to handle. Trail cams suggested.

D. Fire & Safety - Emergency Management Notification- We need to start planning a FireWise event. Jim will ask Paul Starks to assist with his DNR and BLM contacts.

E. Website - Jim H will submit bill for 2020 work at next meeting.

F. Water – No CICWD meetings due to covid19. The work on the tanks may be postponed. We should consider discussing reimbursing the HOA for any road damage they cause as the proposal is there may be 300 trucks hauling material on our roads near the upper meadow.

6. MEMBERS QUESTIONS– Open Discussion. Jim H is trying to keep the website updated about the road work.

7. Date and Time for Next Meeting – tentative date May 21. If the restrictions due to covid19 are still in place, it may need to be virtual. If we are able to have a regular meeting, it would be very good for the HOA to host the candidates for the Iron County Commission, especially if the vote approves dissolution of the town. We will make the decision via email, as the date approaches. It may be preferable to have a separate meeting with the candidates and try to get good member participation.

8. ADJOURN- Jim H made a motion to adjourn at 7:16pm

Respectfully submitted by Regina Tashjian, HOA Secretary