

CEDAR HIGHLANDS HOA ANNUAL MEETING MINUTES

September 5, 2020 at 10 am held Virtually

APPROVED

Welcome/Quorum- HOA President Mike Brask called the meeting to order. LynAnn Imlay, Jim Hilton, Robt Shelton and Regina Tashjian were in attendance. Numerous members attended the virtual meeting. Jim Hilton made a motion to approve July Meeting Minutes, seconded by Mike. Vote was taken and unanimously approved.

1. EMERGENCY PREPAREDNESS AND FIRE MITIGATION

John Schmidt of DNR made the presentation with maps displayed. John explained that the map shows where the BLM many years ago did a major cut to thin out the area around Cedar Highlands. Then maintenance was performed periodically over the years from state funding. Many of the small trees were trimmed back to control wildfires. The area circled below us is being worked on by Cedar City Fire Department and they plan to continue to trim through the fall. Other areas totally 240 acres have been completed this year with use of contractors. The same contractor will come back to thin out the common areas. DNR plans to contact some of the owners of the vacant lots on the northwest side of the subdivision to ask if they will allow some fuel mitigation efforts on their properties. DNR will continue to do chipping into the fall. John will advise when the dates are available, prior to the snow. Anyone that has chipping should contact Jim Hilton to advise. John stated we are in high fire danger. People should be extremely careful: do not leave BBQ grills unattended. John stated they continue to work on a fire plan to be certain all homes have defensible space and lower the risk by treating more specific areas. BLM is in the process of doing an analysis of CH and areas to the south of us, and they are asking for our support. BLM will be sending email notifications to us. They plan to thin out areas extending further out around us to reduce fuel. If we have a fire from below, the best evacuation is to go up to Right Hand Canyon and to the right. The meadow area will probably be used by helicopters for a dip site. John urged everyone to be registered with the Iron County Reverse 911.

During the recent meeting the HOA Board had with DNR, BLM, Cedar City Fire Dept Chief Phillips and Iron County Fire, the possibility of having a fire station around the upper meadow was discussed. John stated it is an ongoing discussion and one issue is if there is enough money in the budget for full or part time staffing. But a crew responding in a pickup with equipment already on the mountain would be a lot faster than trying to get fire equipment up to the subdivision during a wildfire. Jim Hilton reminded everyone that he is continuing to collect the matching funds sheets for the time members spend on fire mitigation. The form is located on the HOA website.

Member asked about campers around CH. John stated the best thing to do is to call Iron County Sheriff to report. John will follow up with BLM about putting up more signs stating "NO FIRES" and camping restrictions.

2. FINANCIAL REPORT

The HOA has transitioned from use of a CPA to Quickbooks this past year with Rob and Reggie making sure all information is accurately recorded and collections of HOA dues.

Rob presented the financial reports. The bills for approval: Image Pro \$120.01 and mailing costs \$55 (paid by Reggie); Jenkins Bagley \$396; Bullocks bill for the emergency repairs following the recent rainstorm was given to the Jim Byler who is the administrator for the court regarding the

town and payment will be deferred to see if the town pays it. Mike made a motion to approve the bills, seconded by LynAnn. Reggie recused herself from voting on the bills she submitted. Vote was taken and unanimously approved.

The Financial Reports are posted on the HOA website under Financial. It does require password access. Anyone who wants to view the report, please contact Jim Hilton for a password. Each month, all financial reports and Profit and Loss are posted.

3. PRESIDENT'S REPORT

Rob Shelton advised the members that the board decided to become more involved with Iron County. He and LynAnn have been attending Iron County Commissioners Meetings to represent our community, establish relationships with them and work towards improvements and fire protection. We are researching obtaining a grant for a firehouse and will be scheduling a meeting with Enoch officials who recently had a grant approved. Once we have a firehouse, we are hoping that will lead to county assistance to improve our dirt road.

Last year was the first time the tax dollars for the town actually paid for road work and snow plowing. Approximately \$90K was used to improve secondary roads that were in bad shape, which turned out to be a good decision as we don't have much control over use of the main road which has a lot of ATV and other traffic that is ripping them up. Mike thanked Jim Byler and the Town Council for their hard work and efforts to get this work done. Now that the town is in the process of being dissolved, the responsibility for snow plowing and the road is back with the HOA.

Jim Byler explained that the Iron County Commission certified the election at the end of May with the final vote was 75 to 12, in favor of dissolution. June 9 the judge signed a judgment to end all municipal powers of the town. Jim Byler was appointed as administrator to wind down the town affairs. The only claim presented to date is from Iron County asking that the 2 lots purchased be deeded back to the county. All police and fire services are being provided by the county. Jim Byler expects all town business will be resolved and the LT. Governor's office decertifies the town by the end of September. All property owners will be back to the Iron County tax rate.

Mike advised that the HOA Board's responsibilities and focus are to :

1. enforce the CC&Rs and By Laws, and educating new members of the governing documents,
2. Architectural Review Committee will review all building applications Iron County Building Department issues the permits in accordance with the building codes. All members planning to make changes or build should go to the HOA website and download the forms and follow the procedure to submit their application prior to doing any work.
3. Maintenance and snow plow of the roads.
4. Control the short term rentals which caused a lot of problems. This has now been reduced quite a bit.

Mike reminded everyone What the HOA Board isn't: code enforcement, law enforcement or animal control. We need to use the services of Iron County Sheriff to take care of these things. We do not have the ability or resources to police or do animal control.

A. 2020-2021 Budget.

Please see the HOA website. Mike pointed out the \$600 annual dues covers the cost of snow plow and maintenance, but does not cover major road improvements. We have been able to reduce a lot of our expenses by handling monthly accounting using Quickbooks. We will need to have a CPA conduct an audit at the end of the year in accordance with CC&Rs and to file the taxes.

B. ROADS

Mike discussed that with the \$600 dues, it is a bare bones budget. With the property tax savings being back under Iron County, what does the community want to see happen with the roads? Do the members want to have an annual project to improve the roads like the one we did in the spring? If we just have a light grading and maintenance as we have been doing over the past few years, the dues can remain at \$600. We are working with CICWCD to get some funds for the plowing and maintenance of the road to the water tanks. Mike had discussions with BLM to get money towards the main road due to the increased traffic for the bike and hiking trails below us. With attending the Iron County Commissioners meetings, we are establishing a relationship that will hopefully get them to improve the main road for fire and safety reasons. These are things all members need to think about.

Jim Hilton reported on status of the water tank. 2 leaks were found that were pretty significant. Jim attends the CICWCD meetings and they intend to put another tank which primarily will be used for firefighting. Linford Nelson has a pond up at the top which he offered for use as a dipping pond for helicopters during a fire.

Mike opened up the meeting for Member discussion and questions.

A member asked about updating the CC&Rs. Mike explained the process and a 2/3 vote required by the members as well as the cost involved. Mike said the board had discussions about changing the documents, but decided to wait as there are potential changes to our dynamics with Iron County. We should see what opportunities exist for us going forward. If at some point Iron County takes over plowing and maintenance of the main road, that would require us to rewrite the CC&Rs. There also has been changes with Utah Code effecting HOAs. With the expense involved to make changes, the board thought it best to let this sit for a while. The member asked about architectural changes as new construction effects existing homeowner's views. Mike explained that all owners of the 165 lots have the right to build, even if it takes away someone else's view. We cannot prohibit 2 story homes from being built as there are many homes in the subdivision that are 2 and 3 stories. Mike said it would be more cost effective to wait to modify CC&Rs to cover the many issues that may be changed in the upcoming year or so when we know what will happen, especially with the roads. Mike said we can put on the future agendas to continue the discussion about ARC and modifications of the CC&Rs and By Laws.

Rob Shelton suggested forming a committee with members to discuss what changes they want to see and put together a proposal to submit to the board.

Member asked about the cows loose in the subdivision. Mike explained we are open range and a property owner must fence out the cows. We also get a greenbelt credit on our common area taxes. CICWCD has fenced the area where the water is collected to keep the cows out. Mike said he will find out the amount of the greenbelt credit and if it remains worthwhile to keep it.

Member asked about the status of grants or funding for roads that was promised with the town. Mike explained that the Lt Governor Cox told the community at a meeting at Jim Byler's house there are NO grants or funding for roads as a town. This was the main issue that lead to disincorporation as the taxes went up and no grants were available. The board is working to regain Iron County's interest in improving the roads, that existed prior to the town being formed. This is one of the main reasons why board members attend the Iron County Commissioners meetings to keep the community informed of what is happening that affects us. Jim Byler explained one of the reasons Iron County

has requested the 2 lots purchased by the town be deeded back to them so they can follow through with the original intent of realigning and improving the road. It will be a long process, but we are better off working with the county as an HOA.

Mike ended with urging members to discuss problems and try to resolve them directly with their neighbors, especially regarding dogs.

4. ELECTION RESULTS FOR HOA BOARD OF DIRECTORS

Mike Brask and Regina Tashjian were re-elected to another 2 year terms.

5. Meeting Adjourned

Respectfully submitted by Regina Tashjian, HOA Secretary