

Minutes of the Meadow View Heights Homeowners Association on Saturday June 27<sup>th</sup>, 2015.

President Rachel Laub called the meeting to order at 1000hrs, introduced herself and thanked all in attendance for taking the time to attend. She then introduced CMFPD Fire Chief Casey Tuttle as the first speaker. Rachel also introduced the subsequent speakers in the following order:

**Chief Casey Tuttle:**

Chief Tuttle gave an update of the CMFD Firefighter training improvements that have been implemented during the 2014/2105 year. The EMT 1 positions have been upgraded to EMT-2 positions, and personnel are currently in training.

The fire department's equipment has also been upgraded with the addition of 2 "new" engines;

- A 1992 engine with a 700 gallon capacity on-board water tank
- A 1992 Spartan engine with a 750 gallon on-board water tank

There are currently 32 volunteer firefighters on staff, and 10 full time reserves.

The ISO rating is currently ISO 6 within a 5 mile radius of the fire station, and ISO 9 outside of the 5 mile radius.

Note: The ISO rating is used by insurance companies to determine their rate structure for homeowners & business owners. The lower the fire department's ISO rating, the less expensive our fire insurance rates will be. The Insurance Services Office considers; staff training, equipment, ability to respond to coverage areas and water availability to determine the ISO rating. Ratings are on a scale ranging from 1-10, and there are currently only 917 fire departments NATIONWIDE who have attained a Class 2 or better rating. All class 2 or better fire departments are municipal departments where infrastructure and mutual aid assistance memorandums are in place. Rural fire departments will naturally have a lower rating (higher numerically) due to terrain, distance of response areas, full time employees etc. Chief Tuttle was proud of the rating that the CMFPD has attained.

The CMFD is currently under the enhanced 911 system, and Chief Tuttle encouraged everyone to use the 911 system in an emergency.

Chief Tuttle was given an opportunity to "plug" the upcoming July 4<sup>th</sup> Pancake Breakfast at the fire station starting @ 0800. He told the audience that the proceeds from this breakfast are used to purchase much needed equipment not available by other means. The proceeds from the 2014 breakfast were used to purchase vehicle traffic accident extrication equipment. He hopes to use the proceeds from this year's breakfast to purchase thermal imaging equipment that can be used to locate 'hot spots' inside of walls that may show where fires are smoldering and not visible from the exterior of the wall.

***There is no requirement to eat at the breakfast-cash donations are greatly appreciated -Ed.***

Classic Air, helicopter medical evacuation services will also have their helicopter on display at the pancake breakfast and be offering a family insurance policy that will cover medical evacuation, should the need arise, for \$60/year.

### **Spencer Rollo; Utah Division of Natural Resources; DNR**

Spencer Rollo is the new Kane County Fire Warden. His responsibilities are fire prevention on the state forests and all other in unincorporated lands within Kane County. Spencer told us that funds have been allocated for another "Mulch Fest" which will be for the purpose of assisting lot owners in the Cedar Mountain area with clearing downed dead wood on their lots.

If you are interested, please sign up at the fire station Monday – Friday. You will be given an instruction paper as to how to stack the cut brush. The piling of slash to be chipped started on June 19<sup>th</sup>, and will continue until August 23<sup>rd</sup>. Spencer will establish a total amount of slash and put that number out to bid. He asked that NO additions be made to the slash piles after the August 23<sup>rd</sup> end date as it will alter the bid quantity.

### **Clint Coats: Forestry**

Clint told us that although the Cedar Mountain experienced a higher than normal amount of rainfall during the month of May, the area is still at only 82% of normal rainfall. Last year we were at only 58% of "normal" so this year is better than last, however this year is categorized as only ***Intermediate to Abnormally Dry***. This is due to the "weak" snowpack, as the snowpack is what really determines the drought conditions, not the rainfall. He noted that above the 5000 foot level, the meadow grasses are still green, which was encouraging.

Clint discussed fire dynamics and encouraged everyone to pick up a hand out available from the fire station regarding making your home fire safe. He reiterated that ALL engine driven devices used in the district MUST have spark arresters installed.

Clint then went on to explain what has been done to re-habilitate the area burned in the Shingle Fire near Swains Creek. He said that contractors have planted 50,000 Ponderosa Pine seedlings over a 57+ acre area and have also completed work on soil stabilization. Contracts also went out for the removal of dead timber in that area.

### **Sheriff Tracy Glover and Sergeant Cole Brown; Kane County Sheriff's Department**

Sheriff Glover began by talking about the civil complaint process used in Kane County for the enforcement of the lot clean-up ordinance. He admitted that it would be much easier if the ordinance were criminal in nature, and his deputies could issue a citation to violators, however, since it has been deemed civil in nature, there is a different process that must be followed. He noted that there must be at least 2 separate complaints about the same property before the complaint will be received and processed. Sergeant Brown added that the office has seen approximately a 90% compliance rate once the offenders have been notified by the Sheriff's Office.

Note: Your board is aware of the membership's concerns over some of the lots within the MVH HOA development and their status as a fire hazard. Sheriff Glover advised that "THE HOA BOARD" constitutes "2 complaining parties." He said that if the complaint comes from the HOA

BOARD, it will simplify and expedite the civil complaint process. Therefore the HOA Board will be working diligently toward identifying these fire hazard lots and working closely with the Sheriff's Office toward a clean-up of these fire hazard lots.

Sheriff Glover opened a Q&A to the membership, and the questions presented were of a traffic enforcement nature on our dirt roadways. Sheriff Glover said that requests for additional traffic control devices must be made to the Sheriff's Department, and a subsequent discussion with area deputies would follow. If there was a determined need, a study would be conducted to establish the benefit/detriment of the request. Sheriff Glover explained that the primary enforcement agency for ATV violations is the Utah State Parks Department and that such enforcement is actually a secondary role for the Sheriff's Department. He explained that the Utah State Parks Office is (also) understaffed, so his office assists where needed. The Sheriff also said he would consider assigning deputies who are working primarily in jail/custody assignments, to assist with traffic enforcement on Cedar Mountain. This program is being used in other areas of the county, but has not been established in the Duck Creek area to date. Sheriff Glover also encouraged that members call his office if they should observe any unusual or out of the ordinary situations/occurrences/activities that raise the concerns of the individual. He explained that we who live in our neighborhoods are better able to determine what is unusual or out of the ordinary. Even recording the license numbers of suspicious vehicles may be of great use if an investigation should be necessary.

When a question about a recent residential burglary that occurred in the Swain's Creek area was posed, the Sheriff explained that the burglars had been from the Las Vegas area, and had been in the Swains Creek area when they had been younger. Since their visits to the area, they had turned to a criminal lifestyle and returned to the Duck Creek area, "shopping list" in hand, to look for what they would be able to liquidate back in Las Vegas. Fortunately, these burglars were caught in Hurricane and much of the items in their possession were identified from the Swain's Creek Burglaries. Unfortunately, these burglars were also in possession of many other items whose rightful owners could not be identified. Sheriff Glover reiterated the need for ALL homeowners to photograph the interior of their residences, including all of their valuables and to record all serial numbers in case they should be the victim of a residential burglary.

Sheriff Glover provided the following phone numbers for contacting his office:

ALL EMERGENCIES-911

Toll free- 866-664-2349

Non emergency- 435-644-2349

The Office of the Sheriff- 435-644-4916

### **HOA President Rachael Laub**

Rachael discussed the recent water application to the subdivision's roads for dust minimization, and the Board's decision to have 3" of (1-) gravel applied to the busiest roads on an experimental basis. These roads include Meadow Ranch, Buckskin, Forest, Porcupine, Whispering Pines and Pine Ridge. The application of this rock will be on the middle 12 feet of roadway. It is considerably cheaper than the Magnesium Chloride application, should begin to create a much more stable road base, and reapplications should cost less and require

substantially less material to maintain. Residents are asked to stagger or vary their tire tracks after application to assist with the compaction process. If this road base proves to be successful and beneficial, application to other roads within the development will be considered as funds become available.

Rachael also explained that the board has obtained the services of a local web site engineer to re-do and update the MVHHOA internet website. The new website has been promised to be completed and up and running by the end of July.

**Sheryll Hirschi; Treasurer**

Went over the financial status of the HOA.

**I wasn't paying attention as I was talking to Sheriff Glover.**

Sheryll also explained that the HOA has been hindered by laws that prohibit the changes in HOA bylaws if they had been written in such a way as to only be open for change with a very short window to do so. Initiative 57-8a-104 will correct this issue, and will allow the MVHHOA to bring all plats together under one set of CC&Rs so that all areas are consistent. Completion of this process and revision of these CC&Rs will be the objective of the MVHHOA Board in the 2015/2016 year. When this is complete, there will be a mailing and a required vote of the membership.

**Kirk Antes; Member at large**

After discussions with Fire Chief Tuttle and Sheriff's Sergeant Cole Brown about the possible confusion with lot numbers posted on the development's properties when responding for calls for service, the board has decided to assist first responders in the event of an emergency in the MVHHOA development by standardizing the property signage for individual properties. The board has been shopping for the best prices for the signs. They will be approximately 8" wide x 18" tall and vertical in nature. They will most likely have a dark green background with reflective numbers. These street address numbers will replace lot numbers currently marking some lots. We hope to be able to have the signs in-hand and begin the posting by early fall(??). The HOA will incur the expense of the purchase of these signs.

The annual raffle was held, and everyone was invited to the traditional HOA Bar-B-Que Feast!