

Meadow View Heights Owner's Association Member,

If you were willing & able to endure the smoke & ash from the Brian Head Fire and attend the Member's Annual Meeting, this will be a recap of the Annual Member's Meeting held at the CMFPD Station. If you were not able to join us, this might be new information.

SPEAKERS:

Chief Tuttle gave us an update on the Brian Head Fire and what the fire management team expected & hoped for. At that time, the fire was heading southwestwardly and it appeared as though Cedar Mountain would be spared. The fire management team planned to take a stand at Hwy 143 and individually fight any breaches of this fire line.

Chief Tuttle also told us that the "Chipfest" is on again this year. Sign up at the fire station and please abide by the dates listed on the flier, especially the end date of the "fest."

The Chief also went over for ideas making your cabin fire safe from a wildlands fire. A brochure is available with colorful pictures at the fire station outlining recommendations. Such information becomes particularly poignant when the State's largest wildfire in recorded history is currently occurring, only 8 miles to the north.

The Pancake Breakfast Fundraiser is slated for Saturday July first from 0800-1100. This year the funds generated from this event will be used to purchase 3- hose nozzles. These nozzles are state of the art, sit on the ground during use and can be handled by one firefighter.

Sheriff Tracy Glover gave a talk about his use of jail sworn deputies during high volume traffic times on our Cedar Mountain's roadways. This essentially doubles his available manpower on holiday weekends. They are deployed for traffic enforcement purposes, which will allow his regularly assigned patrol deputies to answer calls for service. This increased traffic enforcement action by The Kane County Sheriff's Department was noticed by several board members last Fourth of July Weekend and Sheriff Glover was again thanked for his efforts. (Refer to thank you letter to Sheriff Glover, July 2016).

Sheriff Glover spoke of the Everbridge System that is currently in place in Kane County. Everbridge is a FREE web based reverse 911 system provided by Kane County for the Cedar Mountain area. Notification can be by text, cell phone audio, land line phone, and/or e-mail; you choose. It is the best source of emergency information for property owners on Cedar Mountain. Your Board encourages you to sign up for this FREE service.

Sheriff Glover was asked for an update to the list of 129 lots that was submitted to his office for follow-up action relative to lot clean-up. Two years ago, your Board conducted a sight inspection of the Meadow View Heights Community, and subjectively noted all lots that were in need of attention to mitigate fire hazard issues. This list was submitted to The Sheriff's Office, but we have not had any follow-up contact, or seen and resultant actions by offending lot owners. Sheriff Glover was aware that we had submitted the list, but was currently unaware of the current status, but agreed to find out and get back to us.

Mike Hornack from Kane County Water Conservancy District spoke on water quality being well within acceptable, allowable limits, chlorine content, and said that there were currently no major projects

under way. The two wells within our development were running at about ½ capacity and with the snow melt, there were no projected water deficiencies expected. Mike responded that he had not seen the Mag Chloride entering the water system.

Bevan Killpack is a career Forester with the US Forest Service. He is currently putting together a Wildfire Preparedness Plan for the Duck Creek/Cedar Mountain Area. He is working to get state funds to use to minimize the wildfire dangers and to institute a wildfire mitigation plan. The program is in its infancy and there are several meetings planned to get members of the community at large and representatives from every community involved with the plan. Your Board has already attended Mr. Killpack's meetings, and plans to follow up with this plan, so we can be adequately represented when the funds for area clean-up become available. More to come as this program develops.

Your Board introduced themselves and the projects that we have been working on during the past year were discussed:

ROADS:

We are planning to continue the road surface application again this year. Cedar Excavation has been contacted and has agreed to go forward. We hope to be able to complete an initial covering of Appaloosa, part of Lava, Meadow View, Pine Ridge, Kenner, Cedar Mountain, part of Meadow Ranch and part of Moccasin. **Funds available will determine just how much we will be able to afford to cover.** This will complete the initial coverage for all of MVHOA roads, excluding Plat E. A dues paying member from Plat E asked if there is some way that roads in front of dues paying members that reside in Plat E could be covered. This member was asked to present his written proposal to The Board, and The Board would consider it. The covering of these roads are costing Your Association approximately \$45,000 per year. With an income of only approximately \$30,000 per year, this level of spending cannot continue. The board again unanimously voted to raise the dues by the 10% allowable by law. This will allow us to continue with the Membership requested actions but income will dictate what we are able to spend.

CC&R REVISIONS

The Board has been working during the winter months to revise, combine, refine and bring up to date the CC&Rs currently in effect that were written in the 60's. There was also a provision that prevented any adjustment or change to the document, except after 25 years, and there was only one day allowed to change the document and get a vote of the membership. After the initial 25 year period, changes could only be made every 10 years thereafter; with the same one day enactment rule. Fortunately, we learned from legal counsel during this revision process, that rule was no longer enforceable and had been written out of normal CC&R Law many years ago. The changes to the CC&Rs include bringing together Plats A, B, C, D & F under the same set of rules, regulations and guidelines. We have also brought the CC&Rs up to date by incorporating Due Process. Due Process allows for penalties for violations of the CC&R provisions and provides guidelines for hearings and board action after the due process has been completed. Your Association has been and is currently unable to enforce any of the provisions of the current CC&Rs. By adding these Due Process provisions, Your Board will be able to take on the task of ensuring compliance with lot clean-up, for example, and keep the follow-up on compliance in-house. Please read through these new CC&Rs carefully, understand that Your Board has

worked diligently with assistance of legal counsel through this process. Speaking for The Board, we believe that we have come to a good combination of bringing the CC&Rs up to date, and yet still limited the enforcement capabilities of the board. We urge you to please vote FOR the changes, and to return your ballot in a timely manner so that we may institute these changes. The packet copy of the new CC&Rs sent to you for voting purposes are yours to keep. We recommend that you keep your copy in a safe place for future reference.

SPRING DRIVE (The Cut)

Your Board has been attempting to obtain the engineering study that was conducted by Sunrise Engineering several years ago. This study determined & outlined the best course of action to make the main access to our development more usable and the sides more stable from erosion and denigration. The State paid for this study, therefore we must obtain their permission to obtain these copies. This is the main hold-up. Your Board intends to continue our efforts to obtain these engineering plans which is only the first step in getting something done to make this access route safer for everyone.

ADDRESS SIGNS

The installation of your individual street address signs for the Meadow View Heights Community has been completed. It is now your responsibility to ensure that your address sign remains visible and does not become covered by tree branches. **Remember; if you need to use the 911 system, this is the street address you should give the dispatcher. Do not use your lot number.**

EXAMPLE (SAMPLE) FIRE MITIGATION LOT

Kane County Fire Marshall Spencer Rollo has asked Your Board for a lot that his crew can clean up. His intent is to create an example for the way that his office recommends lots should look, with fire mitigation in mind. Your Board has selected the lot at the top of Spring, between where Rim, Whispering Pines & Spring come together. This lot was chosen based upon visibility and the current condition of the lot. Permission has been obtained from the owner to clean the lot, but based upon current fire conditions, it is unknown when work might begin. Signs will be posted when the work is completed identifying the lot as an example of the way lots should look to minimize fire dangers.

WEBSITE

Your Board has been working through the winter months to re-create the website www.meadowviewheights.com and turn it into an up-to-date (as up to date as possible) source of information about Your Board and what projects we have been working on. Please check this website out occasionally to keep up to date on community news.

Again; PLEASE review your new CC&Rs when you receive them, mark your ballot & return the ballot as soon as possible after receipt. If you have any questions about the CC&Rs please e-mail Your Board, or leave a telephonic message. Your question will be addressed as soon as we are able.

Thank you,

Your Board