

CEDAR CROSSING CONDOMINIUM ASSOCIATION (CCCOA)

Board of Directors Meeting
DRAFT Minutes
April 17, 2008

Board Members

| | |
|----------------------------|-------------------|
| James Farr (JR) | President |
| Fred Praissman (FP) | Vice President |
| Wayne Mark (WM) | Treasurer |
| Susan Carroll Palmer, (SP) | Secretary |
| John Meehan (JM) | Director-at-Large |

Management Staff - United Properties Associates

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|--------------------|---------------------|
| Elvis Benford (EB) | Association Manager |
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Committee Chairs

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| Carol Praissman (CP) | Chair – Architectural Review Committee |
| Carol Praissman (CP) | Chair – Beautification Committee |
| Wayne Mark (WM) | Chair – Budget Committee |
| Wayne Mark (WM) | Chair – Communication Committee/Newsletter |
| Vacant | Chair – Neighborhood Watch Committee |
| Virginia Meehan (VM) | Chair – Pool Committee |
| Jane Anderson (JA) <i>absent</i> | Chair – Social Committee |

Guests

1. Virginia Meehan (VM), 709 WW
2. Carol Praissman (CP), 408 WW
3. Chris Lopez (CL), 1211 Club Point
4. Don Quick (DQ) 607 WW
5. Joan Gorman (JG) 721 WW

I Call to Order

JF welcomed everybody and called the meeting to order. Notice of meeting was provided.

II Establishment of a Quorum

It was confirmed a quorum was present.

III Home Owner's Forum

A VM updated the BOD on wiring options for the light that is to be placed by the street between the pool and tennis courts. It was suggested that the wiring could go around the tennis court. This will be discussed under new business.

VM complemented EB on his efforts.

B CP brought up the need for the BOD to review and update the policy on storm doors. This will be discussed under new business.

CP requested for the BOD to look into types of mulch attracting termites. This will be discussed under new business.

C CL reported that the fence on the common ground by the tennis courts has two broken planks that need to be repaired. This will be discussed under old business.

D JG reported that TreeLoren has not addressed the weed issue in her yard. This complaint was reiterated by others at the meeting who are not satisfied with the de-weeding done by TreeLoren. EB will discuss this concern with TreeLoren when they talk next week.

JG volunteered to serve on the Nomination Committee with Julie Jackson.

E DQ reported that TreeLoren left grass cutting and clipping blown all over his sidewalk and in general hadn't cleaned up when they came through. This complaint was reiterated by others at the meeting who are not satisfied with the clean up done by TreeLoren. EB will discuss this concern with TreeLoren when they talk next week.

DQ reported that the lawn at 606 WW looks bad and is missing a tree. EB will discuss this concern with TreeLoren when they talk next week.

DQ requested to put up a cedar border around his flower bed. The BOD said yes they have no problem with the request but that approval was not needed for this request.

IV Approval of Minutes

The minutes from the March 20 meeting were unanimously approved as written.

V Treasurer's Report

A It was unanimously approved to accept the treasurer's report as submitted subject to an audit.

VI Committee/Officer Liaison Reports

A Architectural Review Committee

1. 501 CC requested an extension for putting up the fencing approved at the last BOD meeting. The Architectural Review Committee recommended approval of the request to the BOD. This will be discussed under new business.
2. 503 WW requested a paint color change. The Architectural Review Committee recommended approval of the request to the BOD. This will be discussed under new business.

B Beautification Committee

1. No new business to report.

C Budget Committee

1. The report submitted by WM was unanimously approved as submitted.

D Communication Committee

1. Newsletter

- a WM is working on getting the newsletter out by the beginning of May.
- b WM will include a reminder about putting out garbage after dusk.

E Neighborhood Watch Committee

- 1. No business/report provided at this time. This chair position is still vacant.

F Pool Committee

- 1. It was reported that a corner of the pool was broken, chipped on 5 edges. This will be discussed under old business.
- 2. The bathroom doors still need to be painted. This will be discussed under old business.

G Social Committee

- 1. No business/report provided at this time.

VII Old Business

A Pool and Tennis Court Repairs

Tennis Court Surface Cracks: EB reported that there was no warranty included in the contract to resurface the tennis courts last year. EB has spoken to the contractor who did the work to see if he would make the repairs to the numerous cracks at no additional charge. The preliminary contact sounds promising. EB recommends including a warranty clause to all our contracts in the future.

EB will schedule the repairs for the broken planks on the common ground fence by the tennis courts.

Pool: It was reported that a corner of the pool was broken, chipped on 5 edges. EB investigated the claim that someone had thrown a heavy cement block over the fence but he felt the weight was too great for that to be much of a realistic likelihood especially since no damage was done to the pool cover. EB will contact the pool repair company who was working on the pool before and after the breakage was noticed and will address this concern as well as the follow-up on the grouting that still needs to be done.

The BOD unanimously approved to spend up to \$375 to fix the broken coping. EB will schedule the repairs.

EB will schedule the painting of the bathroom doors which was previously approved.

B Street Sealing

EB is rescheduling a meeting with the contractor to discuss next steps; the last meeting had been rained out.

VIII New Business

A Annual Meeting

Next months meeting (May 15) will be the Annual Meeting.

EB will schedule a meeting for the homeowners to meet the candidates the week before

the Annual Meeting.

EB has sent out the letter for homeowners to mail their vote proxies to him.

B 2008 Pool Contract

The BOD unanimously approved the new contract with four (4) readings per day.

C Repair of Backflow Preventer

The BOD unanimously approved for no action to be taken at this time based on the recommendation made by the current maintenance man.

D UPA Manager Approval to Pay Limited Bills

The BOD unanimously re-approved (previously approved under the previous UPA Manager) for the UPA Manager to have limited bill paying authority – up to \$750. JF will also e-mail this authorization to EB.

E Lighting for Clubhouse

EB researched the lighting options and suggested replacing the light fixtures with a vapor bulb light attached to the corner of the clubhouse. The BOD unanimously approved for EB to purchase one and show it to JM who will give the final approval after seeing the sample. If approved by JM the BOD unanimously approved for EB to purchase and install the vapor bulb lights as well as the solar lights.

F Mulch Attracting Termites

EB is meeting with TreeLoren on Tuesday. He will follow-up on the following issues brought up at the Homeowners Forum and report back at the next BOD meeting:

1. Weeds on sidewalks and driveways
2. Weeds in flowerbeds
3. Weeds in grass
4. Clean up expectations after yard work
5. Types of mulch they provide (do they have Cedar, if yes what is the price difference) and if particular types attract termites, several homeowners found termites in the mulch TreeLoren had put down.
6. Incomplete aeration, several homes/streets report they had not had their lawns aerated last year
7. Incomplete mulching, several homes/streets report they had not received mulch last year
8. Missing Tree at 606 WW – needs to be replaced

G Storm Door Policy

The BOD unanimously approved amending the rule on storm doors.

FP will draft the text revisions and provide at the next BOD business meeting.

H Nominating Committee

The BOD unanimously approved Julie Jackson and Joan Gorman to serve on the Nominating /committee

I Architectural Committee Recommendations

The BOD unanimously approved both recommendations submitted by the Architectural Committee.

IX Managers Report

A EB provided an overview of violations and correspondence from homeowners since the last meeting.

X Meeting Adjourned

Next Board Meeting – Thursday, May 15, 2008

Third Thursday, monthly, 7:00-9:00 p.m.

Respectfully Submitted, Susan Palmer, Secretary