

CEDAR CROSSING CONDOMINIUM ASSOCIATION (CCCOA)

Board of Directors Meeting  
DRAFT Minutes  
*April 20, 2009*

Board Members

Fred Praissman (FP)	President
James Farr (JR) <i>absent</i>	Vice President
Susan Palmer, (SP)	Secretary
Don Quick (DQ)	Treasurer
Joan Gorman (JG)	Director-at-Large

Management Staff - United Properties Associates

Elvis Benford (EB)	Association Manager
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Committee Chairs

Carol Praissman (CP)	Chair – Architectural Review Committee
Carol Praissman (CP)	Chair – Beautification Committee
Don Quick (DQ)	Chair – Budget Committee
Vacant	Chair – Communication Committee/Newsletter
Julie Jackson (JJ)	Chair – Neighborhood Watch Committee
Virginia Meehan (VM)	Chair – Pool Committee
Joyce Tapley (JT) <i>absent</i>	Chair – Social Committee

Guests

1. Virginia Meehan (VM), 709 WW
2. Carol Praissman (CP), 408 WW
3. David Denny (DD), 1106 LE

I. Call to Order

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

Establishment of a Quorum

It was confirmed a quorum was present.

II. Home Owner's Forum

A. DD expressed his concerns with the BOD addressing his habitual parking violations

B. VM expressed that she was speaking for Mary regarding her request to schedule a year or at least 3 months in advance to reserve the clubhouse all day for one Saturday each month for scrapbooking. The BOD said this issue was already decided on last month. "The BOD agreed to let MN reserve the clubhouse on April 18 as a pilot test to see if an all day rental affects the community use of the pool or clubhouse. At this time the BOD has agreed to a month by month rental. They have identified summer rental as a potential issue that they will explore more thoroughly before they make a final decision."

C. CP reported that the first community gardening day did not have a large turnout and they are looking for additional volunteers. Until the number of volunteers increases she is pulling the paperwork for our association to adopt/maintain the hummingbird and butterfly garden.

CP has not received any interest on the “New Resident Welcome to the Neighborhood Potluck.” If she doesn’t hear from anyone the event will be cancelled.

D. SP reminded everyone that we are collecting e-mail addresses and to provide them to EB if they hadn’t already.

### III. Approval of Minutes

The minutes from the March 19, 2009 meeting were unanimously approved as written and submitted.

### IV. Treasurer’s Report

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

### V. Committee/Officer Liaison Reports

#### A. Architectural Review Committee

1. No business/report provided at this time.

#### B. Beautification Committee

1. Flowers have been planted on the corner of LE and CC by the mailbox.

2. CP mentioned that Verizon has some ground work being done in the neighborhood. CP gave EB the business card from the boss of the Verizon work crew in case there are any issues from their digging in the community.

3. CP reported that the trees approved for removal have been removed. CP also mentioned that this is the correct time to plant the replacement trees. EB will contact the landscaping contractor to take care of this. The trees will be replaced by WHITE crepe myrtles.

#### C. Budget Committee

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

2. EB informed the BOD that some CDs were expiring. The BOD agreed that EB should roll over the CDs and move them as needed to where there is the best interest rate.

3. FP and CP will talk with the city lawyer about having the city do our garbage pickup since we pay for that service in our taxes. One precedent might be the postal service that picks up and delivers in our community even though our roads are private property.

4. DQ mentioned that he needs some additional petty cash. He also will start scanning and e-mailing the receipts from the social committee to EB so he can start processing

the reimbursement quicker.

D. Communication Committee

- a. No business/report provided at this time.
  - b. We are looking for a volunteer to write the newsletter.
  - c. SP will look into newsletter templates to facilitate the drafting of the newsletters.
- The BOD agreed to \$50 to purchase any software needed for the newsletter production.

E. Neighborhood Watch Committee

1. No business/report provided at this time

F. Pool Committee

1. No business/report provided at this time.
2. EB asked if the BOD would like him to look into purchasing some additional cement tables and benches. The BOD unanimously agreed.

G. Social Committee

No business/report provided at this time

VI. Old Business

A. Parking

It was decided that since the majority of issues coming to the BOD for resolution relate to parking/towing issues, and since it has been five years since the visitor parking regulations were imposed and implemented, it was decided to revisit the issue and see if any new options are available. EB will check with a minimum of five local condo/homeowner associations to see how they have dealt with this issue.

VII. New Business

A. FP will bring over a hanging wooden sign and install it up at the club house. This should work better than the tent sign which keeps falling over.

B. It was agreed that the BOD needs to develop a policy and procedures committee to work with EB to go through the current policies to make sure they need to stay, be removed, or be revised. It was felt that it is a good idea to review policies every 3 years.

C. EB will add an additional plastic notice holder to each mailbox so residents can also post items that are relevant but not official BOD related notices. Any issues related to inappropriate notices will go to EB.

D. It was agreed that the policy on the criteria for approved front doors for the community be revised to include wood doors. FP will write the draft policy for consideration. This will be put on the agenda for the next meeting.

E. The Nominations Committee has three openings that need to be filled.

VIII. Meeting Adjourned

Next Board Meeting – Thursday, May 18, 2009  
Third Thursday, monthly, 7:00-9:00 p.m.

Respectfully Submitted, Susan Palmer, Secretary