

CEDAR CROSSING CONDOMINIUM ASSOCIATION (CCCOA)  
BOD MEETING  
Minutes  
*August 16, 2007*

Board Members Present

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

Management Staff - United Properties Associates

Robbie Schiff	Association Manager
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Committee Chairs

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

Guests

Allen & Mildred Rusio (A&MR)  
Sharon Ellis (SE)  
Justin Crane (JC)  
Jason Novino (JN) *non-member*  
Patricia Higaz (PH)  
Julie Jackson (JJ)

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 Owners Forum

A SE reported that TreeLoren has finally replaced her storm door which they had broken and then removed to be fixed. However, they still have not cleaned up the broken glass from their accident. JF stated that they should have it cleaned up by this weekend. August 19<sup>th</sup>.

B VM reported that she has a neighbor who has volunteered his services to power wash the rust stains by the club house/pool area. RS explained how CCCOA could not pay him because he has not gone through the process or met the criteria to be an official contractor for the association.

- C JC inquired about the notification process for notifying homeowners about the new towing policies. JF explained that it was done via certified mail as well as in the newsletter.  
JC also mentioned that the tow truck had been speeding in CCCOA. JF explained that it should be reported to RS.
- D JN requested a refund of his towing charges because he didn't feel his friend JC was adequately notified. The Board said no, official notification was provided over six separate times and multiple venues.
- E A&MR (new home owners) requested that the additional shrubbery in their front yard be removed. The Board agreed to the request. RS will notify TreeLoren to cut back the shrubs and prepare them to be relocated to locations in the development that need an established bush this year in the fall.

#### IV Approval of Minutes

The minutes from the July 19, 2007 meeting were unanimously approved as written.

#### V Treasurer's Report

- A It was unanimously approved to accept the treasurer's report as amended (correct balance sheet total) subject to an audit.
- B The Reserve Report/Study has been received.
  - 1 FP noted that CCCOA had too much money being put into their reserve fund. The Board unanimously agreed to reduce their reserve deposit amount to \$1,709.00 through the rest of this year to bring us back into line. RS will contact the appropriate person at UPA to take care of this.
  - 2 FP will review and check for any other errors then forward to WM for review. After they both review and accept the report RS will order the additional copies offered and distribute to Board members.

#### VI Reports of Officers

- A SP reported that the water bill irregularity issues have still not been addressed or resolved by H2O. RS had not heard back from H2O and had no update. RS will follow up again with H2O and provide a status on the issue at the next (September 20) Board meeting.

The tree that was removed from 514-516 Bridge Drive did not have the roots removed as stated in the contract. Since roots take in excess of 6 years to dissipate this is not a workable solution since a replacement tree is scheduled for next month. RS will follow-up with the contractor that did the incomplete work so the site can be correctly prepared for placement of the replacement birch tree in September.

- B JF – nothing to report
- C JM – nothing to report
- D FP – nothing to report
- E WM questioned the authority of the police on CCCOA property. JF clarified that CCCOA is private property.

#### VII Committee Reports

- A Architectural Review Committee
  - 1 A couple of color change recommendations were submitted to the Board for consideration.

2 There was a question from a homeowner regarding the closeness of his fence to his property line.

B Beautification Committee

1 CP reported that it is now the season to plant the crepe myrtle trees. This item will be covered under new business. RS will provide this information to the TreeLoren.

2 The bushes need to be trimmed and the weeding done. This was pointed out last month and has still not been addressed. RS will follow-up with TreeLoren to correct this problem.

C Budget Committee

1 No additional report – this is covered under the treasurer’s report

D Neighborhood Watch Committee

1 No report provided. This chair position is still vacant.

E Pool Committee

1 JF reported that the new “no skating” signs were installed on the fence by the pool and tennis court.

2 VM reported that the pool passed the Board of Health inspection and it’s up and running after being closed for cloudy water last week. The pool maintenance company has offered to keep the pool open for an additional week after Labor Day to make up the time.

3 The current process for club house rentals includes WM collecting a security deposit and in advance of the event and inspecting the premises prior to unlocking the facility for the requestor and inspecting again in follow-up before refunding the security deposit.

F Communication Committee

1 WM addressed the need for timeliness in the distribution of the newsletter and volunteered to takeover the responsibility for producing the newsletter.

G Social Committee

1 No report provided.

VIII Managers Report

A RS provided a packet of support documents to the BOD members prior to the meeting.

B RS will report back at the next meeting (September 20) on all pending H2O issues.

C The current resolution timeline for non-payment problems is:

1 1<sup>st</sup> delinquency notice after 30 days late – sent certified mail and notifying them that it is being submitted to the CCCOA attorney

2 After 60 days goes straight to the attorney for processing

D Towing

1 Several people have reported that the towing company was not doing this.

IX Old Business

A JM questioned the CCCOA policy regarding commercial vehicles parked in CCCOA. JF read the current policy which allows homeowners to have and park their personal commercial vehicles (with or without lettering/company names on them) in individual homeowner’s driveways. The rest of the Board did not see this as a problem.

B Towing

1 The Board agreed, with a vote of four yes and one no, to revise the sign at the entry to CCCOA to include a notice that says “properly displayed parking tag required in all visitor parking” RS will look into getting the sign revised.

C Two homeowners reported that the towing company would not drop their vehicle for the required \$25 fee although they were still within CCCOA property.

D Parking Tags

1 The formal notification to homeowners on the cost of replacement parking tags and the proper display method will be done over the next few weeks.

X New Business

A General Raine came out to look at the CCCOA sprinkler system and will provide RS with an estimate on recommended repairs.

B Architectural Review Committee

1 The Board unanimously approved the color change recommendations made by the architectural committee.

2 The Board felt that the property line proximity to the fence inquiry was not a Board issue. Instead, it is something that needs to be handled by the individual homeowner. The homeowner would have received a property survey when he purchased his property.

XI Meeting Adjourned

Next Meetings – September 20, 2007

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

Respectfully Submitted, Susan Carroll Palmer, Secretary