

CEDAR CROSSING CONDOMINIUM ASSOCIATION (CCCOA)

Board of Directors Meeting
DRAFT Minutes
February 21, 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

Robbie Schiff (RS)	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

1. Virginia Meehan (VM), 709 WW
2. Omer Martin (OM), 611 WW
3. Julie Jackson (JJ), 509 CC
4. Carol Praissman (CP), 408 WW
5. Janet White (JW), 603 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 OM provided support documents showing the currency of his Vermont tags. This is the second time the towing company has erroneously towed his vehicle. RS will follow-up with the towing company to make sure they return his vehicle to the location it originally was located.

B JJ requested approval for her request for a sprinkler/irrigation system. This will be voted on under new business.

C VM requested a status on the light-post to be placed at the corner of the pool fence. This will be discussed under new business.

VM notified BOD that the fence at the entrance to Cedar Crossing has a broken slat and needs to be repaired. This will be discussed under new business.

D CP requested a notification be placed in the next newsletter reminding homeowners not to put fat or grease down the drain.

IV Approval of Minutes

The minutes from the January 17, 2008 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. Recommended approval of request for motion sensitive flood light requested by 1212.
This will be voted on 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 Neighborhood Watch Committee

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

E Pool Committee

1. VM requested a "residents only" sign be placed at the entrance to the pool on the gate. VM also requested we post the rules of the pool on a sign visible from the pool.
This will be discussed under new business.

F Communication Committee

1. Newsletter

a The next newsletter will be going out the end of April.

b Content suggestions for the next newsletter include:

- Reminder to homeowners not to put grease or fat down the drains
- Call out to let us know if fences need to be repaired

G Social Committee

1. No business/report provided at this time.

VII Old Business

A Towing

All BOD members were reminded to be courteous in regards to towing and if possible send a warning or notice to the address on the hang tag before towing.

B 2008 TreLoren Contract

JF signed the amended 2008 TreLoren contract.

VIII New Business

A Leaking Water Meters – 504 & 506

RS will follow-up with H2O who will check the reported leaks to see if they are leaking and if yes, if it's on our side or the homeowners side of the meter.

B Street Repair and Seal

RS will go back and get a new all inclusive estimate that provides more clarification on the contract including details in laymans terms to address:

1. Cracks and repairs on streets
2. Sealant on all streets
3. Puts back markings
4. Includes parking pads

so that the proposed contract can be voted on next meeting.

C Light-Post by Pool

The BOD unanimously agreed having a light-post placed at the corner of the pool fence was a good idea. RS will contact Dominion Power to get a price estimate on leasing a light-post similar to the ones currently in use by the mailboxes and report back at the next meeting.

D Fence Repair

The BOD unanimously agreed that the fence at the entrance to Cedar Crossing needed to be repaired. RS will send out an RFP for the broken fence slat to be repaired as well as for general maintenance to be done to tighten and service the entire fence. RS will report back at the next BOD meeting.

E Pool Signs

The BOD unanimously approved having two “residents only” signs purchased with one being placed at the entrance to the pool on the gate and the other within the pool area. The BOD also unanimously approved to have two signs with the pool rules purchased and placed within the pool area so they are visible from the pool. RS will have all three signs ordered and posted as approved.

F Flood light at 1212

The BOD unanimously approved the request for a motion sensitive flood light requested by 1212 with the caveat that it not disturb the neighbors.

G Sprinkler at 509 CC

The BOD unanimously approved the request to install a sprinkler/irrigation system with the caveat that if water other than well water is used the source of the water needs to be on the homeowners side of the meter.

H Format of Meeting Agenda

The BOD voted unanimously to use their own agenda format and to not place their meeting agenda on UPA letterhead

IX Managers Report

A RS provided an overview of violations and correspondence from homeowners.

X Meeting Adjourned

Next Board Meeting – Thursday, March 20, 2008
Third Thursday, monthly, 7:00-9:00 p.m.

Respectfully Submitted, Susan Palmer, Secretary

This meeting was preceded by and followed by due process hearings.