

CEDAR CROSSING CONDOMINIUM ASSOCIATION (CCCOA)

Board of Directors Meeting
DRAFT Minutes
January 15, 2009

Board Members

Fred Praissman (FP)	President
James Farr (JR)	Vice President
Susan Carroll Palmer, (SP)	Secretary
Don Quick (DQ) <i>absent</i>	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) <i>absent</i>	Chair – Budget Committee
Wayne Mark (WM) <i>absent</i>	Chair – Communication Committee/Newsletter
Vacant	Chair – Neighborhood Watch Committee
Virginia Meehan (VM) <i>absent</i>	Chair – Pool Committee
Joyce Tapley (JT) <i>absent</i>	Co-Chair – Social Committee
Jane Anderson (JA) <i>absent</i>	Co-Chair – Social Committee

Guests

1. David Dong (DD), 913 Summerfield Crescent
2. Second representative from 913 Summerfield Crescent (did not sign in)
3. Carol Praissman (CP), 408 WW

I. Call to Order

FP 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. DD reported removing dead bushes and shrubs from his front yard without realizing that he needed prior approval first. The BOD explained how the bushes are community property and that DD is responsible for replacing the bushes/shrubs. DD requested a change in the bushes to be replaced. The BOD explained that DD needs to submit a description of the proposed changes along with photos to the BOD so the BOD can review the information and vote on the request; the request and related information should be sent directly to EB. After EB receives the official request it will be presented to the BOD for consideration.

DD reported that a tree in his front yard is unhealthy and needs a guideline just to hold it erect and

that it is a danger to his home. EB will have Tree Loren confirm the status of the tree and remove as needed. DD would like to select the replacement tree. The BOD explained that DD needs to submit a description of the proposed changes along with photos to the BOD so the BOD can review the information and vote on the request; the request and related information should be sent directly to EB. After EB receives the official request it will be presented to the BOD for consideration. FP provided contact information for CP who as chair of the Beautification Committee is available to help in this process.

IV. Approval of Minutes

The minutes from the November 20, 2009 meeting were unanimously approved as written.

V. Treasurer's Report

A. FP presented the treasurer's report for DQ. 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. CP heard from 703 WW that they want to add a palladium window. CP told them that they need to submit a description of the proposed changes along with photos to the BOD so the BOD can review the information and vote on the request; the request and related information should be sent directly to EB. After EB receives the official request it will be presented to the BOD for consideration.

B. Beautification Committee

1. CP reported that bushes at 707 WW and 709 WW have mealy bugs and scale. EB will talk to the new lawn contract people about the issue.

EB will ask the new lawn maintenance contract people "Dominion" to come to the executive session at the next BOD meeting.

C. Budget Committee

1. No business/report provided at this time.

D. Neighborhood Watch Committee

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

2. JF suggested contacting Julie to see if she will start this committee up.

E. Pool Committee

1. No business/report provided at this time.

F. Communication Committee

1. Newsletter -- Topics to be included in the next newsletter:

a. Winners of the 2008 Holiday Lighting Contest:

- First Place: 916 Summerfield Crescent, received \$50 Home Depot gift card
- Honorable Mention: 607 Whisper Walk, received \$25 Home Depot gift card
- Honorable Mention: 1219 Club Point, received \$25 Home Depot gift card

G. Social Committee

1. No business/report provided at this time.
2. SP reported the winners of the 2008 Holiday Lighting Contest:
 - a First Place: 916 Summerfield Crescent, received \$50 Home Depot gift card
 - b Honorable Mention: 607 Whisper Walk, received \$25 Home Depot gift card
 - c Honorable Mention: 1219 Club Point, received \$25 Home Depot gift card

VII. Old Business

- A. At the recommendation of the chair of the pool committee the BOD voted to remove the heavy tables stored in the pump house that were reportedly not used and just taking up space. After the fact, the BOD discovered that they had not been provided with the full details regarding the tables and that the tables had been actively used by home owners throughout the year. The BOD as a whole was disappointed to learn that the facts had been misrepresented resulting in the irreversible disposal of the tables.
- B. The pool maintenance contract has been signed.
- C. The landscaping contract has been signed.
- D. The waste management contract still needs to be signed.

VIII. New Business

- A. SP has someone interested in working on the Cedar Crossing Butterfly/Hummingbird Garden as his Eagle Scout Project. SP will put them in contact with CP for more information on the plans drafted by the city. CP will serve as the contact for this project.
- B. JF recommended asking the girl scouts to do some of the routine annual maintenance of the Cedar Crossing Butterfly/Hummingbird Garden. JF will follow-up on this.
- C. It was reported that there was a broken concrete cover on the culvert at 607 WW; EB will pursue having it fixed.

IX. Managers Report

- A. EB provided an overview of violations and correspondence from homeowners.
- B. EB recommends putting a plastic folder on the mailboxes using Velcro stickers. This transparent folder could be used to put announcements. The BOD unanimously agreed with this recommendation.

X. Meeting Adjourned

Next Board Meeting – Thursday, February 19, 2008
Third Thursday, monthly, 7:00-9:00 p.m.

Respectfully Submitted, Susan Palmer, Secretary