

CEDAR CROSSING CONDOMINIUM ASSOCIATION
BOD MEETING
Minutes
July 19, 2007

Board Members Present

James Farr (JR)	President
Susan Carroll Palmer, (SCP)	Secretary
Wayne Mark (WM)	Treasurer
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	Chair – Beautification Committee
Wayne Mark	Chair – Budget Committee
Vacant	Chair – Neighborhood Watch Committee
Tina Trinidad (TT) <i>Absent</i>	Chair – Communication Committee/Newsletter
Vacant	Chair – Social Committee
Virginia Meehan (VM) <i>Absent</i>	Chair – Pool Committee

Guests

Jane Anderson (JA)
Sharon Ellis (SE)

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 still not replaced her storm door which was broken and removed to be fixed. In addition, they did not clean up the broken glass. RS will follow up on this.

IV Approval of Minutes

The minutes from the June 21, 2007 meeting were unanimously approved as amended.

V Treasurer's Report

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

B The Reserve Report that is provided every 4-5 years will be coming out next week.

VI Reports of Officers

- A Water Bill Issues
 - 1 It was reported that the reported bill irregularity issues had still not been addressed or resolved by H2O. RS will follow up with them.
 - 2 The question was raised “how are they (H2O) held accountable” RS is going to check and see what company their other associations use for this service and if any of them are also having problems.
- B JM reported that dog owners not picking up after their pets is still a problem. Notices of reprimand will be sent to identified offenders.

VII Committee Reports

- A Architectural Review Committee
 - 1 A recommendation was provided to the Board for consideration.
- 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.
 - 2 RS will provide this information to the TreeLoren.
- C Budget Committee
 - 1 No additional report – this is covered under the treasurer’s report
 - 2 JF asked RS to provide a check to WM for petty cash so he would have money to pay for expenses as needed (to include prepayment to reproduce newsletter)
 - 3 JR stated that
- D Neighborhood Watch Committee
 - 1 No report provided. This chair position is still vacant.
- E Pool Committee
 - 1 WM reported that at least one pool umbrella was damaged during last weeks wind storm and the rest need to be checked out. Broken ones will need to be replaced. JM will notify VM.
 - 2 JF reported that he will be hanging the new “no skating” signs this weekend.
 - 3 WM will check to see if the cost to repair the pool would be covered under the replacement fund. The pool is still slowly leaking. It was clarified that the CC Condo Association has to pay for the water to keep filling the pool since there is no well.
- F Communication Committee
 - 1 RS reported that there is a charge for her to produce a newsletter through her association management company. The BOD unanimously agreed the cost to do this was prohibitively expensive and we would need to find another way to do it.
 - 2 JF reported that Tina Trinidad had agreed to continue laying out and reproducing the newsletter every other month if we were responsible for the distribution of the finished product
- G Social Committee
 - 1 JA was nominated to fill the position of chair for the Social Committee. JA accepted the nomination/appointment.
 - 2 JR mentioned that the “Ladies of the Crossing” is not affiliated with Cedar Crossing

VIII Managers Report

- A RS provided a packet of support documents to the BOD members.
- B Board members requested that the meeting packets be sent out electronically in advance of the meeting.
- C The requested “No Skating” signs were provided.

- D RS stated that TreeLoren would be sent to mow the lawns with grass 14 inches or higher. The homeowner would then be billed.
- E Towing
 - 1 RS will check to see if it is state law or in our contract if the towing company is required to drop the vehicle for \$25 if caught before leaving the housing development. Several people have reported that the towing company was not doing this.

IX Old Business

A Parking Tags

- 1 The Board needs to officially notify all home owners about the \$25 flat fee to replace lost parking tags. This will be included in the next official mass mailing that is done.

X New Business

A Architectural Review Committee

- 1 Pergola and shed request
 - a It was recommended for approval with the addition of a 3 foot restriction to bring it into compliance. This recommendation was unanimously approved as amended.
 - b RS will send letter regarding the need for a 3 foot restriction on the side of the shed.

B Pool

- 1 The pool is limited to 29 people in the water at one time.
- 2 The pool can not be reserved only the club house.
- 3 Deposit checks go to WM and not to United Property Association. WM will not cash the deposit check just hold and return.

C Shrubs and Trees

- 1 The Board unanimously approved the funding, not to exceed \$3,500, to replace the shrubs and trees identified by the Beautification Committee.
- 2 RS will ask TreeLawn to finish replacing the crepe myrtles and other assigned bushes by no later than August 31, 2007.
- 3 Add the replacement of the crepe myrtle tree at the entrance to Cedar Crossing on the right side. This tree had been knocked down by a car.
- 4 509 Land Mark Court will replace the shrub but TreeLawn needs to remove the dead bush currently there.
- 5 The Board unanimously approved the funding to replace the tree that was removed at 514 Bridge Drive with a River Birch in the Fall.

XI Meeting Adjourned

Next Meetings – August 16, 2007
Third Thursday, monthly, 7:00-9:00 p.m.

Respectfully Submitted, Susan Carroll Palmer, Secretary