

CEDAR CROSSING CONDOMINIUM ASSOCIATION (CCCOA)

Board of Directors Meeting
Minutes (Approved August 21, 2008)
July 17, 2008

Board Members

Fred Praissman (FP)	President
James Farr (JR)	Vice President
Susan Carroll 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
Wayne Mark (WM) <i>absent</i>	Chair – Communication Committee/Newsletter
Vacant	Chair – Neighborhood Watch Committee
Virginia Meehan (VM)	Chair – Pool Committee
Jane Anderson (JA) <i>absent</i>	Chair – Social Committee

Guests

1. Virginia Meehan (VM), 709 WW
2. Carol Praissman (CP), 408 WW
3. Tina Trinidad (TT), 509 LMC
4. Sandra Cordel (SC), 410 WW
5. Mr. Cordel (C), 410 WW
6. M.W. Ball (Rusty) (RB), 715 WW
7. TreLoron representative – Lori (TL)

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 TT asked if the Girl Scouts can meet in the club house the 2nd and 4th Thursday of each month. This item was moved to the new business agenda.

B SC and C requested to move their back yard fence out to their property line. They submitted a plan to the Architectural Committee. This item was moved to the new business agenda.

C VM notified the BOT that as requested she had spoken to the homeowners on CC regarding the incorrectly colored medallion. She explained the BOT's offer that the association cover the expense of repainting the medallion on the house since it was lack of clarity on the part of the BOD that contributed to the incorrect color being painted on the medallion. The homeowners gave their approval for the Association to re-paint the medallion white. EB will make arrangements to have this done.

D RB requested a clock be placed in the window of the club house that is visible from the pool. This item was moved to the new business agenda.

RB reported that House on the corner of WW and CC has some siding/fascia coming off. This item was moved to the new business agenda.

E CP requested the next newsletter include a reminder to homeowners that they are required to submit their paint swatch and get their paint colors approved prior to stating any painting.

IV TreLoron – Guest Speaker

The representative from TreLoron gave a short overview of what they are doing and their maintenance schedule. Lori was then available to answer questions from the homeowners.

A Any complaints about lawn care should be directed to EB our association manager. He will work directly with TL to resolve any issues.

B TT mentioned that the center island in LMC looks bad. TL explained how there is no water source on the island so nothing is going to grow there.

C There were numerous complaints by homeowners about weeds
TL is responsible for removing/pulling the weeds on sidewalk and driveway areas as well as from planter areas. If TL is unable to de-weed a planter area because it is too customized they need to notify EB so he can log that information for future reference.

D There were multiple complaints about the grass in the common areas and how the majority was not grass but weed and clover.
TL explained they would be doing a Fall aeration and seeding and this should help with grass.

E Watering is important. DQ and FP will look at the sprinkler system in the front to set the program to water appropriately.

V Approval of Minutes

The minutes from the June 19, 2008 meeting were unanimously approved as written.

VI Treasurer's Report

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

VII Committee/Officer Liaison Reports

A Architectural Review Committee

1. 403 WW submitted the paint sample to go along with their request last month to paint their shutters, garage door, and front door. The Architectural Committee recommended approval of the request to the BOD. This item was moved to the old business agenda.
2. 503 WW requested to paint their shutters, garage door, and front door and submitted a paint sample. The Architectural Committee recommended approval of the request to the BOD. This item was moved to the new business agenda.
3. 408 WW requested to paint their shutters, garage door, and front door and submitted a paint sample. The Architectural Committee recommended approval of the request to the BOD. This item was moved to the new business agenda.
4. 410 WW requested to move their back yard fence out to their property line. The Architectural Committee recommended approval of the request to the BOD as long as they allow enough room for the TL lawnmowers between the curb and the fence. TL mentioned their smallest lawnmower was 36 inches. This item was moved to the new business agenda.

B Beautification Committee

1. CP reminded everyone that no flowers are permitted within the mulched tree rings on common property. FP asked for TreLoron to notify us if they see any flowers in the tree rings and EB will send out a letter to the homeowner.
2. Sucker growth on trees needs to be addressed. EB will follow-up with TreLoron to have this taken care of.
3. There are some washed out areas around the culverts that need to be packed with sand. EB will get a follow-up with TreLoron to get a price quote to do the repair.
4. Tree on 501 LMC needs to be looked at. EB will follow-up with TreLoron to look at the tree and give a recommendation.

C Budget Committee

1. The report submitted by DQ 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 the BOT purchase an additional white folding table for the club house. This item was moved to the new business agenda.
2. VM requested a permanent sign announcing adult pool swim times. This item was moved to the new business agenda.

F Communication Committee

1. No business/report provided at this time

2. Newsletter topics

Several topics were suggested to be included in the next newsletter. People were directed to contact WM directly for inclusion.

- a TT – Notice of the Girl Scout meetings with a call for girls of the appropriate age to join.
- b CP – Reminder to homeowners to submit paint samples prior to starting to paint.
- c Thank you from everyone for the 4th of July parade/event

G Social Committee

- 1. No business/report provided at this time.

VIII Old Business

A 403 WW – request to paint shutters, garage door, and front door

The BOD unanimously approved the recommendation submitted by the Architectural Committee to approve the paint sample submitted and the request by 403WW to paint their shutters, garage door, and front door.

EB will 403 WW a reminder letter about the need to pre-approve paint samples before starting to paint and to submit a paint sample along with any painting recommendations.

B Installation of light for tennis court and pool front areas

The BOD unanimously approved to have the light submitted by EB installed. EB will make the arrangements for installation.

IX New Business

A 503 WW – request to paint shutters, garage door, and front door

The BOD unanimously approved the recommendation submitted by the Architectural Review Committee to approve the paint sample submitted and the request by 503WW to paint their shutters, garage door, and front door.

B 410 WW – request to move fence

The BOD unanimously approved the recommendation submitted by the Architectural Review Committee to approve the request by 410 WW to move their back yard fence out to their property line as long as they allow enough room for the TL lawnmowers between the curb and the fence.

C House on the corner of WW and CC has some siding/fascia coming off. Elvis will look at the house and send a letter out to the home owner

D 408 WW – request to paint shutters, garage door, and front door

The BOD unanimously approved (FP abstained from the vote) the recommendation submitted by the Architectural Review Committee to approve the paint sample submitted and the request by 408WW to paint their shutters, garage door, and front door.

E Girl Scouts

The BOD unanimously approved the request to let the Girl Scouts meet in the club house the 2nd and 4th Thursday of each month. EB will get a key for TT. JF will hold the one

time deposit check.

F Purchase new folding table for club house

The BOD unanimously approved the request to purchase new white folding table for the club house. VM was approved to purchase the table and will then be reimbursed for the expense.

G The BOD unanimously approved the request for purchasing a permanent sign announcing the adult pool swim days/times. EB will have the signs made and installed.

H Tree Replacement

The BOD unanimously approved the request to spend up to \$300 to remove the current tree between 508 and 510 LMC and replace it. EB will remind the homeowners to water the tree.

X Managers Report

A EB provided the new vapor lamp to be installed on the club house to illuminate the area in front of the pool and tennis courts.

B EB provided an overview of violations and correspondence from homeowners.

XI Meeting Adjourned

Next Board Meeting – Thursday, August 21, 2008

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

Respectfully Submitted, Susan Palmer, Secretary