

CEDAR CROSSING CONDOMINIUM ASSOCIATION  
BOD MEETING  
Minutes  
June 21, 2007

Board Members Present

- |                                |           |
|--------------------------------|-----------|
| 1. James Farr (JR)             | President |
| 2. Susan Carroll Palmer, (SCP) | Secretary |
| 3. Wayne Mark (WM)             | Treasurer |
| 4. John Meehan (JM)            | Director  |

Committee Chairs

- |                         |                        |
|-------------------------|------------------------|
| 5. Virginia Meehan (VM) | Chair – Pool Committee |
|-------------------------|------------------------|

Management Staff - United Properties Associates

- |                  |                     |
|------------------|---------------------|
| 6. Robbie Schiff | Association Manager |
|------------------|---------------------|

Guests

7. Jane Anderson (JA)
8. Joan Gorman (JG)
9. John Meehan (JM)

Board Members Absent/Excused

- |                                   |                |
|-----------------------------------|----------------|
| Fred Praissman (FP) (out of town) | Vice President |
|-----------------------------------|----------------|

Committee Chairs Absent/Excused

- |                                    |  |
|------------------------------------|--|
| Carol Praissman (CP) (out of town) | Chair – Architectural Review Committee |
| Carol Praissman (out of town)      | Chair – Beautification Committee       |
| Wayne Mark (WM)                    | Chair – Budget Committee               |
| Vacant                             | Chair – Neighborhood Watch Committee   |
| Tina Trinidad (TT)                 | Chair – Communication Committee        |
| Vacant                             | Chair – Social Committee               |

I Call to Order

JF welcomed everybody and called the meeting to order. Proof of notice of meeting was provided.

II Establishment of a Quorum

It was confirmed a quorum was present.

III Home Owners Forum

- A JA reported what a great job the new landscapers have done and the mulch looked nice. JF reported that they will spray mulch again in the Fall.
- B JA inquired about the status of a 4<sup>th</sup> of July parade this year. JR reported that the Board members were going to be out of town or previously committed but that Jane could coordinate this event.

- C JA reported that she is finding animal feces in her yard and requests signs be placed around the neighborhood reminding people to pick up after their pet. The Board unanimously agreed that signs would have no effect on people with poor manners; that they already know the rule they just choose to ignore them. It was decided that the situation would be monitored and a notice sent to the culprit when identified.
- D JG reported that her H2O water bill had jumped drastically. Several others present mentioned that this had also happened to them. RS will contact H2O to discuss the high bills and report back.

#### IV Approval of Minutes

The minutes from the previous meeting were not available to be read. A motion was made by SCP, seconded by WM and unanimously approved that the reading of the minutes would be postponed until next meeting.

#### V Treasurer's Report

A motion was made by SCP, seconded by WM and unanimously approved to accept the treasurer's report as submitted.

#### VI Committee Reports

##### A Architectural Review Committee

No report provided

##### B Beautification Committee

- 1 SCP asked about the status of the tree and shrub removal list and the replacement list. RS reported that bids had been received and a vendor identified to remove the identified trees/shrubs to include stump and root removal. They will be doing this next week. The replacement trees and shrubs will be ordered in the fall.
- 2 JR reported 3 dead bushes that needed to be removed. RS reported that the landscaping company will pull them.
  - a 505 Landmark
  - b 509 Landmark
  - c 511 Landmark

##### C Budget Committee

No report provided.

##### D Neighborhood Watch Committee

The Chair position on this committee is currently vacant. JF reported that the previous chair for this committee had moved 3 months ago and this position was now vacant. JR is going to talk to VM who served as one of the block captains to get the names of the other block captains to see who was going to fill this vacancy.

##### E Pool Committee

VM reported that:

- 1 Signs are needed at the pool and tennis courts that specify "no pets, no skate boarding, no skates" RS will take care of this.
- 2 People are flagrantly ignoring the pool rule regarding adult night on Tuesdays. Several adults with their children have been seen using the pool on a Tuesday night if no adult is in it. The Board unanimously felt that if an adult was in the pool then those with children needed to respect the rule.

3 Pool is leaking slowly and needs to be topped off daily. JR reported that they had had a diver in to locate the leak but they were unable to do so. It was decided that at the end of the year the pool would be drained and the leak located and repaired.

F Communication Committee

1 JF reported that a newsletter had not gone out in awhile. Communication is important as is consistency. The Board acknowledges Tina's previous contributions and also recognizes that her time availability has changed. RS will check into the cost of adding that task to what the management company will do. RS will provide costs and samples so a final decision can be made. The BOD unanimously agreed that this needed to be outsourced to facilitate consistency and the cost added into the budget if not too expensive.

G Social Committee

The Chair position on this committee is currently vacant. No report was provided.

VII Managers Report

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

A The new lawyer to process delinquencies is working out well. They are processing (taking to court) the CCOA delinquency charges on an expedited schedule. This will provide revenue quicker.

B Notices are going out to homes where the weeds/grass in their back yard are too high/not being maintained.

C A towing report was provided. The importance for realtors to provide the new home owners with information on the CCOA rules and regulations especially the towing policies was discussed.

VIII Old Business

A Bids were presented for replacement of the siding of the pump house. Greenbrier Vinyl was unanimously approved and will begin soon.

B It was reported that the new pump was in. JR will find out if they come with a warranty and if so what it entails.

IX New Business

A Visitor Parking Tags: A motion was made by SCP, seconded by WM and unanimously approved that if visitor parking tags are lost or need to be replaced there is now a \$25 flat rate fee to be reissued.

B John Meehan was nominated to fill the remaining 11 months remaining on Lyne's term as Director. JM accepted the nomination. The Board voted unanimously for JM to fill the vacancy on the BOD.

X Meeting Adjourned

Next Meetings – July 19, 2007

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

Respectfully Submitted, Susan Carroll Palmer, Secretary