

CEDAR CROSSING CONDOMINIUM ASSOCIATION (CCCOA)

Board of Directors Meeting
DRAFT Minutes
June 19, 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) <i>absent</i>	Chair – Architectural Review Committee
Carol Praissman (CP) <i>absent</i>	Chair – Beautification Committee
Don Quick (DQ)	Chair – Budget Committee
Wayne Mark (WM)	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. Wayne Mark (WM), WW
2. Virginia Meehan (VM), 709 WW
3. Josh (J_), LE

I Call to Order

FP welcomed everybody to this first meeting of the new BOD and called the meeting to order. Notice of the meeting was provided.

II Establishment of a Quorum

It was confirmed a quorum was present.

III Home Owner's Forum

A VM mentioned that the sprinkler system in the front of the community had not been on recently. FP and JF will look into it in Monday.

VM requested the gang tagging/graffiti be removed from the back of the brick sign at the entrance to the community as well as the back of the stop sign. EB will follow-up on having the graffiti removed.

VM requested for the BOD to cover the expense to repainting the medallion on CC house. This

item was moved to the new business agenda.

B WM told the BOD the newly sealed streets look nice.

WM asked when TreLoron would have the new mulch. EB reported that TreLoron had to order the new mulch and they should have it by next week. EB will follow-up on it with TreLoron.

IV Approval of Minutes

The minutes from the April 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. 403 WW put in a request for painting. The Architectural Review Committee recommended that the requesting homeowner submit a color sample and if the color sample is within approved community policies/guidelines that the BOD approves it without the need for the request to come before another BOD meeting.
This item was moved to the new business agenda.

B Beautification Committee

1. 501 LMC, the tree injured in a recent storm needs to be looked at and evaluated.
2. 510 LMC, there is a dead tree that needs to be removed.
EB will have TreLoron look at these and report back.

C Budget Committee

1. EB will be drafting the budget so he can turn it in to UPA by July 25. He will be contacting the BOD for their feedback and input.

D Neighborhood Watch Committee

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

E Pool Committee

1. VM reminded the BOD of the need to thank the volunteers for closing the pool in the evening.
2. VM expressed her concern with potentially ending the two hour "adult only" swim on Tuesday evenings. This item was moved to new business for discussion.

F Communication Committee

1. Newsletter

WM announced that he would be able to continue doing the newsletter.

Articles to be included in the next newsletter:

- a Thanking the volunteers for closing the pool
- b Asking for additional volunteers to close the pool
- c Announce that no water balloons are allowed in the pool – the pieces of latex from broken water balloons block the filters of the pool and will cause serious

damage to the filters. Anyone caught disregarding this will be brought before the tribunal.

- d Reminder that garbage should not be put out until dusk,
- e New adult swim pool hours

G Social Committee

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

VII Old Business

A Update on street sealant project.

Everyone reported how much nicer the streets looked and complimented the company on the smoothness of implementing the project.

VIII New Business

A Pool “Adult Only” swim

After a discussion a compromise was reached. “Adult Only” swim will be changed from 7-9PM every Tuesday evening to 8-9PM both Tuesday and Saturday evening. This provides the same number of hours for adults as previously but allows family to swim later on Tuesdays.

B Architectural Review Committee Recommendation: 403 WW

EB will contact the homeowner at 403 WW and let them know they need to submit a paint swatch prior to painting. EB will provide the paint sample to the Architectural Committee. The BOD gave the Architectural Committee the authority to sign off on the paint color if it within established association policy/guidelines so the homeowner doesn’t need to wait a month until the next BOD meeting for approval.

C The BOD unanimously approved to have the association cover the expense of repainting the medallion on the CC 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 BOD has agreed that VM would speak to the homeowners to politely get their approval to re-paint the medallion white.

D TreLoron

EB will invite TreLoron to the next BOD meeting.

EB will send out an RFP for our landscaping services.

EB will review our current contract with TreLoron and compare it to the landscaping contracts from his other associations to see what they address e.g., weeding, aeration, mulching, etc.

IX Managers Report

A EB provided an overview of violations, delinquencies, and correspondence from homeowners since last meeting.

B Content of BOD packets were reviewed

C EB provided association keys to BOD members who needed them

D EB provided all BOD members with a copy of the Financial Statements..

1. The BOD stated that copies of checks only need to be provided to the treasurer. The rest of the BOD does not need to receive them.

X Meeting Adjourned

Next Board Meeting – Thursday, July 17, 2008
Third Thursday, monthly, 7:00-9:00 p.m.

Respectfully Submitted, Susan Palmer, Secretary