

CEDAR CROSSING CONDOMINIUM ASSOCIATION (CCCOA)

Board of Directors Meeting

Minutes

March 20, 2008

(Approved April 17, 2008)

Board Members

|                            |                   |
|----------------------------|-------------------|
| James Farr (JR)            | President         |
| Fred Praissman (FP)        | Vice President    |
| Wayne Mark (WM)            | Treasurer         |
| Susan Carroll Palmer, (SP) | Secretary         |
| John Meehan (JM)           | Director-at-Large |

Management Staff - United Properties Associates

|                    |                     |
|--------------------|---------------------|
| Elvis Benford (EB) | Association Manager |
|--------------------|---------------------|

Committee Chairs

|                                    |  |
|------------------------------------|--|
| Carol Praissman (CP) <i>absent</i> | Chair – Architectural Review Committee     |
| Carol Praissman (CP) <i>absent</i> | Chair – Beautification Committee           |
| Wayne Mark (WM)                    | Chair – Budget Committee                   |
| Vacant                             | Chair – Neighborhood Watch Committee       |
| Wayne Mark (WM)                    | Chair – Communication Committee/Newsletter |
| Jane Anderson (JA) <i>absent</i>   | Chair – Social Committee                   |
| Virginia Meehan (VM)               | Chair – Pool Committee                     |

Guests

1. Virginia Meehan (VM), 709 WW
2. Donald Quick (DQ), 607 WW
3. Cameron Bell (CB) 601 WW

I Call to Order

JF welcomed everybody and called the meeting to order. Notice of meeting was provided. Elvis Benford was introduced as the new UPA manager for our association replacing Robbie Schiff.

II Establishment of a Quorum

It was confirmed a quorum was present.

III Home Owner's Forum

A VM requested an update on pending projects started under Robbie Schiff; specifically the repair and maintenance of the fence, the completion of the pool repairs, the signage for the pool and tennis courts, and the damage to the tennis court. EB reported that he has contacted a contractor to repair the fence and they are scheduled to walk the fence on Tuesday to discuss next steps. EB reported he will follow-up with the pool company to get a status on the repairs that still need to be completed (grouting for the coping) and to make sure a completion date is set and the

repairs are then implemented.

VM will provide EB with a full set of keys and then EB will be responsible in the future to make duplicate keys as needed.

VM requested an update on when the street signs would be put back up. JF reported that he will personally put them up prior to March 29.

VM set up a time to meet with EB to further discuss the pool.

B DQ had questions on when he needed to get BOD approval. FP explained the need to get approval on anything affecting the exterior of the home or yard in case questions arise later, this would include a cabana on the front porch.

DQ mentioned that he had had a survey done of his back yard and he found out that his back yard sprinkler system which was installed prior to his purchasing the home is outside of his boundaries. The BOD reported that since it was regarding the back yard it was not association property and he'd have to take the issue up directly with his neighbor.

DQ also mentioned that he wanted to put in a deck in the back yard to take advantage of the views on the water. FP mentioned that yes a deck in the back yard is ok but it needs to follow established guidelines and be approved through the BOD's Architectural Review Committee.

C CB wants to get a fence for her back yard. FP explained that she needs to follow established guidelines and have it approved through the BOD's Architectural Review Committee.

CB also mentioned a problem with Nutria/Muskrat animals tunneling in her backyard. JM recommended she contact an exterminator.

#### IV Approval of Minutes

The minutes from the February 21, 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. A request to put up fencing at 601 WW was submitted to the Board for consideration. The Architectural Review Committee recommended approval of the request.
2. A request to put up fencing at 607 WW was submitted to the Board for consideration. The Architectural Review Committee recommended approval of the request.
3. Kneemiller has again requested that his neighbor's fence is too close to his house and that it needs to be moved. The BOD stood by its earlier decision that he is responsible to have his property surveyed and his plat pulled.

##### B Beautification Committee

1. No new business to report.

C Budget Committee

1. The report submitted by WM 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. EB reported that he will follow-up with ordering and installing the pool signs.

F Communication Committee

1. Newsletter

a WM is working on the next newsletter and will send it to EB for UPA layout.

b WM will include an article on:

- following the 15 MPH speed limit within the association.
- trash not to be put out before dusk

G Social Committee

1. No business/report provided at this time.

VII Old Business

A The BOD reviewed the two proposals to seal the streets. The BOD unanimously approved to go with the New Horizon proposal. EB will contact New Horizon and let them know of their selection. EB will also walk them through what the proposal includes (asphalt parking pads as well as visitor parking) and invite New Horizon to attend the next BOD meeting to explain their plan for how they plan to do it and the timeline for implementation.

VIII New Business

A The BOD unanimously approved the request for fencing at 601 WW with approved stipulations (needs to be cedar, 42" maximum gate width).

B The BOD unanimously approved the request for fencing at 607 WW with approved stipulations (needs to be cedar, 42" maximum gate width).

C EB will follow-up on the tennis court repairs and report back to the BOD. The tennis courts were just resealed last May and damage should be covered.

IX Managers Report

A Packet was provided in advance of the meeting.

X Meeting Adjourned

Next Board Meeting – Thursday, April 17, 2008

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

Respectfully Submitted, Susan Palmer, Secretary