

CEDAR CROSSING CONDOMINIUM ASSOCIATION (CCCOA)

Annual Meeting & Board of Directors Meeting
Minutes (approved)
May 15, 2008

Board Members

James Farr (JF)	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
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Committee Chairs

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

Nomination Committee

Joan Gorman (JG)
Julie Jackson (JJ)

I Call to Order

JF welcomed everybody and noted that this was the largest turn out for an annual meeting that he could recall. JF called the meeting to order. Notice of meeting was provided.

II Establishment of a Quorum

It was confirmed a quorum was present.

III Reading of the Minutes from June, 2007

SP read the minutes from the June 2007 annual meeting. The minutes from the June 2007 Annual Meeting were unanimously approved as written.

IV Recognition of Nominees

Only JF was nominated. JF expressed his interest in serving on the BOD.

V Nominations from the Floor

There were no nominations from the floor.

VI Statements of Nominees

JF's platform encouraged participation from all the homeowners in the community.

VII Election of Directors by Secret Ballot

Ballots were provided to the homeowners in attendance who were not using a proxy.

The nomination committee collected the ballots and proxies and retired to a separate location to count the ballots while the meeting continued with the home-owners forum.

VIII Home Owner's Forum (HOF)

A Jane Anderson (JA), 1214 CP

JA inquired about the grass seeding schedule.

FP explained that EB had sent a letter to Treloron and would be following up.

B Denny (D_), 1106 LE

D_ inquired if Treloron could do our lawn service on Thursdays or Fridays.

FP responded that EB would bring it up with Treloron.

C Don Quick (DQ), 607 WW

DQ inquired if 603 WW would need approval to replace her old fence with one the same as 607 WW.

The BOD agreed that as long as the current fence was replaced with an in-kind fence (Cedar) it did not need a separate approval.

D Chris Lopez (CL), 611 CP

CL reported that the fence by the tennis courts isn't anchored to the post. This will be addressed under New Business.

E Virginia Meehan (VM)

VM mentioned the need to re-establish a neighborhood watch in the community.

VM has a sign-up sheet for homeowners to volunteer to close the pool nightly.

VM reported that EB is moving forward on getting our fire hydrants and mailboxes painted. A letter has been sent out.

F Denny (D_), 1106 LE

D_ complained that the tow truck stops outside his window each night when checking the visitor parking area and it was very loud. D_ was unhappy with the whole towing issue.

FP responded that our condo association is legally required to abide by the Condo Association rules and regulations.

G Carmen _____, 5__ BD

C_ recommended revising the current system to help new homeowners moving into the development.

EB will revise the new member packet and make the following changes:

1. Parking rules on top

2. Hang tags
3. Who to contact - EB will include his card

The BOD recommended that C_ develop and serve on a “welcoming committee”

H Alan Grove (AG), 503 WW

AG reported that there is a speeding issue by his home.
The BOD recommended he get a license plate number if possible.

IX Announcement of Newly Elected Board Members

The Nominating Committee announced the election of nominee James Farr and write in candidates Don Quick and Joan Gorman.

X New Business

A 1113 Lands End Drive – request to install a fence

The BOD unanimously approved the recommendation submitted by the Architectural Committee to approve the request for 1113 LE to install the fence.

B Tennis Court Gate

Based on feedback received from CL during the HOF EB will have them come out and re-do the repair on the fence to anchor it to the post correctly..

C Summer BBQ

The BOD is planning to hold a “meet your neighbor” BBQ at the club house.

XI Adjournment of Meeting

Next Board Meeting – Thursday, June 19 , 2008

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

XII Executive Session

A BOD positions were discussed between officers and assignments for the coming year were announced.

Board of Directors – May 2008-2009

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|------------------------|-------------------|
| 1. Fred Praissman (FP) | President |
| 2. James Farr (JR) | Vice President |
| 3. Susan Palmer (SP) | Secretary |
| 4. Wayne Mark (WM) | Treasurer |
| 5. Joan Gorman (JG) | Director-at-Large |

B The BOD regretfully accepted the resignation of treasurer WM at the close of the meeting. WM was unable to complete his term due to a conflicting work assignment with the Navy.

The BOD assigned home-owner Don Quick to fill in the remainder of WM’s term as treasurer.

New Board (May 2008-2009)

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|------------------------|-------------------|
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| 3. Susan Palmer (SP) | Secretary |
| 4. Don Quick (DQ) | Treasurer |
| 5. Joan Gorman (JG) | Director-at-Large |

C Reserve Study

It was unanimously agreed that CCCOA had not underfunded their replacement reserves and they did not need to increase their allotments to replace the recent expenditures. The replacement reserves were utilized as planned for big ticket items over the long term. FP recommended UPA review the most current Reserve Study.

Respectfully Submitted, Susan Palmer, Secretary