

CEDAR CROSSING CONDOMINIUM ASSOCIATION (CCCOA)

Board of Directors Meeting
DRAFT Minutes
November 20, 2008

Board Members

Fred Praissman (FP)	President
James Farr (JR) <i>absent</i>	Vice President
Susan Carroll Palmer, (SP)	Secretary
Don Quick (DQ) <i>absent</i>	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) <i>absent</i>	Chair – Budget Committee
Wayne Mark (WM) <i>absent</i>	Chair – Communication Committee/Newsletter
Vacant	Chair – Neighborhood Watch Committee
Virginia Meehan (VM)	Chair – Pool Committee
Joyce Tapley (JT) <i>absent</i>	Co-Chair – Social Committee
Jane Anderson (JA) <i>absent</i>	Co-Chair – Social Committee

Guests

1. Virginia Meehan (VM), 709 WW
2. Carol Praissman (CP), 408 WW

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. VM turned in receipts for the two tables she purchased for the club house. EB will send her a check

VM reported that JT has someone who will pick up and dispose of the old heavy tables

B. CP recommended that our association take over the maintenance of the butterfly/hummingbird garden.

CP recommended designating the first Saturday of the month (during good weather) for the community to work together in the butterfly/hummingbird garden. This item was put under new

business.

CP recommended re-starting the Welcome Committee. Every other month or quarterly a potluck would be held in the clubhouse to get to know your neighbors. This item was put under new business.

IV. Approval of Minutes

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

V. Treasurer's Report

A. FP presented the treasurer's report for DQ. 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. No business/report provided at this time.

B. Beautification Committee

1. No business/report provided at this time.

C. Budget Committee

1. No business/report provided at this time.

D. Neighborhood Watch Committee

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

E. Pool Committee

1. No business/report provided at this time.

F. Communication Committee

1. Newsletter

Topics to be included in the next newsletter:

- a. Provide a calendar of events on back of newsletter broken down by month
 - Monthly social events at the club house – get from JT
 - schedule (first Saturday of the month during good weather starting in March) for volunteers to work together in the butterfly/hummingbird garden – get from CP
 - Welcome potlucks – get from CP

G. Social Committee

1. No business/report provided at this time.

VII. Old Business

A. 2009 Pool Maintenance Contract

The BOD unanimously agreed to contract with Pools Etc. for services.

B. 2009 Landscape Bids

The BOD unanimously agreed to contract with Dominion Lawn for services, to include cedar mulch.

C. Trash Removal Bids

The BOD unanimously agreed to contract with Waste Management for services.

D. 2009 Budget

The BOD was pleased to announce that even with all the service related cost increases this year that we were able to stay within budget and will only need to increase monthly fees by \$1. EB will be sending out the new pay booklets.

VIII. New Business

A. SP requested \$100 in support of the annual Holiday Light Contest - \$50 first place prize and two \$25 honorable mention prizes. . This request was unanimously approved.

B. CP recommended that our association take over the maintenance of the butterfly/hummingbird garden. This request was unanimously approved. CP will get the paperwork from the city and fill it out. FP will sign and then turn in to the city for processing. WM will put this in the newsletter.

CP recommended designating the first Saturday of the month (during good weather starting in March) for the community to work together in the butterfly/hummingbird garden. This request was unanimously approved. WM will put this in the newsletter.

CP recommended re-starting the Welcome Committee. Every other month or quarterly a potluck would be held in the clubhouse to get to know your neighbors. This request was unanimously approved. The first potluck would be in March and would welcome all new 2008 homeowners. Thereafter it will be held quarterly (June, September, December, and March). WM will put this in the newsletter.

IX. Managers Report

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

X. Meeting Adjourned

Next Board Meeting – December 18, 2008
Third Thursday, monthly, 7:00-9:00 p.m.

This meeting was preceded by a Due Process Meeting Meeting held in Executive Session. EB will follow-up as directed.

Respectfully Submitted, Susan Palmer, Secretary