

CEDAR CROSSING CONDOMINIUM ASSOCIATION (CCCOA)

Board of Directors Meeting
DRAFT Minutes
October 16, 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) <i>absent</i>	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) <i>absent</i>	Chair – Pool Committee
Joyce Tapley (JT)	Co-Chair – Social Committee
Jane Anderson (JA) <i>absent</i>	Co-Chair – Social Committee

Guests

1. Chris Lopez (CL), 1211 CP
2. Joyce Tapley (JT), 520 WW
3. Wayne Mark (WM), 510 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. CL reported that there were mushrooms growing in the front yard of his home and that the lawn is dead on the side of the tennis court. FP will let EB know to call TreeLoren to have them address this issue.

B. JF reported for Tina that the Girl Scouts want to go through the neighborhood to collect cans for the needy and if approved to then put up a notice on the mailboxes to notify homeowners. This item was put under new business.

IV. Approval of Minutes

The minutes from the September 17 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.

JF questioned what to do about CDs that come due in the near future. FP will let EB know to roll over CDs and to check on getting the best interest rate.

VI. Committee/Officer Liaison Reports

A. Architectural Review Committee

1. 408 WW ARC Request for paint change. This item was put under new business.

B. Beautification Committee

1. No new business to report.

C. Budget Committee

1. The report submitted by DQ was unanimously approved as submitted.

2. The Budget Committee will meet next week. FP is scheduling the date. Participants: Fred Praissman, James Farr, Susan Palmer, Don Quick, Chris Lopez, John Meehan.

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. If any homeowners sees the pump house light flashing or hears the alarm ringing they should call 757.427.9536 and report it immediately
- b. The BOD unanimously agreed to remove the requirement to use only flat paint finish. Paint color changes still need approval by the BOD but the finish of the paint is no longer limited.
- c. We will be holding the Holiday Lighting Contest again this year, same rules as last year. Three prizes, \$50 first place, and two \$25 honorable mentions.

G. Social Committee

1. No business/report provided at this time.

VII. Old Business

A. 2009 Pool Maintenance Agreement will be read for discussion at the budget meeting next week then the recommendation will be put on the agenda for the November BOD meeting for a vote.

- B. Landscape Bids will be read for discussion at the budget meeting next week then the recommendation will be put on the agenda for the November BOD meeting for a vote.

VIII. New Business

- A. Trash Removal Bids will be read for discussion at the budget meeting next week then the recommendation will be put on the agenda for the November BOD meeting for a vote.
- B. JF speaking for Tina requested permission for the Girl Scouts to go through the neighborhood to collect cans for the needy. The BOD unanimously approved. JF asked if they could put up a notice on the mailboxes to notify homeowners. The BOD unanimously approved.
- C. It was reported that 726 WW has trees that need trimming. FP will let EB know to call TreeLoren to have them address this issue.
- D. 408 WW requested a paint change, a paint sample was provided. This request was unanimously approved with one (FP) abstention.
- E. 607 WW requested a paint change, a paint sample was provided. This request was unanimously approved.
- F. The BOD unanimously agreed to remove the requirement to use only flat paint finish; other paint finishes e.g., semi gloss, gloss, are also ok to use. WM will put this notice in the newsletter. FP will follow-up with EB to make this change on the new resale packets.
- G. FP submitted a proposal and plan for a sunroom addition to 408 WW. This was unanimously approved with one (FP) abstention.

IX. Managers Report

- A. FP reported for EB that he has been following-up on political signs. Anyone not removing the signs after notification will go to tribunal for a fine.

X. Executive Session

- A. 2009 Proposed Budget

XI. Meeting Adjourned

Next Board Meeting – Thursday, November 20, 2008
Third Thursday, monthly, 7:00-9:00 p.m.

Respectfully Submitted, Susan Palmer, Secretary