

CEDAR CROSSING CONDOMINIUM ASSOCIATION (CCCOA)

Board of Directors Meeting
Minutes (*Approved October 16, 2008*)
September 18, 2008

Board Members

Fred Praissman (FP)	President
James Farr (JR)	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) <i>absent</i>	Chair – Architectural Review Committee
Carol Praissman (CP) <i>absent</i>	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)	Co-chair – Social Committee

Guests

1. Virginia Meehan (VM), 709 WW
2. Joan Anderson (JA) 1214 CP
3. Victor Branch and wife (VB) 406 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 reported that the men's room at the pool had been left a mess and unlocked. EB will contact TreLoren to see if their workers have a key to the restrooms and if yes remind them if used to lock up and leave it as they found it.

VM reported that her husband John Meehan has offered to serve on this year's budget committee.

B. JA reported that she enjoyed the addition of an adult swim on Saturday evenings to the pool schedule during the pool season.

JA reported she is glad to have a co-chair for the social committee and thinks the new co-chair JT

is doing a wonderful job. Everyone agreed they liked having an active social committee with scheduled activities.

C. JA provided the BOD with some information on weed removal to pass on to TreLoren. JA mentioned she was not satisfied with her current lawn care or TreLoren the company the CCCOA contracts with to provide this service. In addition, JA reported that she is having a red ant problem in her front yard in the common area. EB will discuss these concerns with TreeLoren when they talk next week.

D. VB requested a paint change. This will be discussed under new business.

IV. Approval of Minutes

The minutes from the August 21, 2008 BOD 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. 406 WW requested a paint color change. The Architectural Review Committee recommended approval of the request to the BOD. This will be discussed under new business.

B. Beautification Committee

1. No new business to report.

C. Budget Committee

1. The report submitted by FP 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. VM reported that CCCOA will need to purchase a new pool cover for next year's pool season. This will be discussed under new business.

2. VM reported a continuing problem with the pool being used by non-members. The BOD agreed that this issue is the responsibility of all homeowners.

F. Communication Committee

1. Newsletter

Topics to be included in the next newsletter:

- a. TreLoren maintenance schedule
- b. Social committee schedule

G. Social Committee

1. No business/report provided at this time.

VII. Old Business

A. Clock for Pool

EB will purchase the clock for the window facing the pool. The expense for purchasing this clock was previously approved although the clock wasn't purchased at the time.

B. Painting Mailboxes and Fire Hydrants

EB will include the expense to paint the mailboxes and fire hydrants to the budget he is developing for next year.

VIII. New Business

A. Architectural Committee Recommendations

The BOD unanimously approved the recommendations submitted by the Architectural Committee to approve the paint change for 406 WW. EB will send a letter.

B. TreLoren Maintenance Schedule

SP requested that the TreLoren maintenance schedule be provided to the BOD and posted in the newsletter so homeowners are aware of what is being done and when. The BOD unanimously agreed on the value of posting this information. EB will contact TreLoren to get this information and will then e-mail it out to the BOD and Communications Committee Chair.

C. Pool Committee Recommendations:

The BOD unanimously approved the recommendations submitted by the Pool Committee to approve the purchase of a new pool cover for next year's pool season. EB will add this expense to the annual budget.

D. 2009 Pool Maintenance Contract

The 2009 Pool Maintenance contract will be addressed under old business on the agenda for the next BOD meeting.

IX. Managers Report

A. EB could not provide the usual list of delinquencies since the report is not generated until later in the month and the BOD meeting happened to fall prior to the report being generated. They will be included in next month's report.

B. EB is working on the first draft of the budget.

X. Meeting Adjourned

Next Board Meeting – Thursday, October 16, 2008
Third Thursday, monthly, 7:00-9:00 p.m.

Respectfully Submitted, Susan Palmer, Secretary