

The Woods at Cedar Oaks Homeowners' Association

Board of Directors Meeting

August 18, 2008

The meeting was called to order at 6:30 pm. Three board members were absent, however discussions were lively concerning various issues.

Bids will be taken on lawn maintenance service. Currently Silva & Sons are doing the work every two weeks at a charge of \$110 plus tax. Bids will be requested from David Wilson, Cory Cox dba Total Lawn Care, and Tim Miller.

There seems to be a problem with the water at the Cedar Oaks Circle entrance. Board members in that section will try to correct the problem, as shrubbery is drying out. Also, there have been problems obtaining bids for proposed work to be done on the entrance to Cedar Oaks Circle, and efforts will be made to get these bids before the September 15 meeting of the board.

A consolidated Restriction document has been compiled, and it was discussed. The only change in this document from all of the other restriction documents was the dues due-date. As mentioned earlier, the dues due-date was changed at the first meeting of the Homeowners' Association several years ago. This date change was voted upon and approved by those homeowners attending that meeting; however, it seems that the change was never recorded with Bell County. After discussion and approval of the consolidated restriction documents, it will be recorded for record, and copies will be sent to the title companies.

All title companies have been contacted with the change of address for the Homeowners Assoc., and are sending dues checks to the correct address so that they may be deposited in a timely manner. There are still eleven homeowners who have not paid their 2008 dues, which are extremely past due. Two of these homeowners are past due from prior years, as well.

Arrangements have been made to have all utility bills sent to the corrected address, and reconnection fees were waived by the Heart of Texas Electric Coop. Only a membership fee will be charged.

A question has come up concerning insurance for the office area, as well as liability insurance, and at present we are seeking insurance certification. If none is available, insurance will be obtained.

A treasurers' report was given showing \$8,776.05 in the bank and accounts receivable in the amount of \$1,400, giving a \$10,176.05 net worth.

Mark Sams, Architectural Committee Chair, stated that he has had very few requests for approval of plans for new homes or new structures. Emphasis must be made for submission of plans prior to any new construction, and all homeowners must cooperate in this effort.

As soon as a minor revision is made to the consolidated restrictions, they will be mailed along with a letter from Duane.

The annual meeting of the Homeowners' Association will be at 7:00 on October 13, 2008, at the Moffat Community Center, with a brief meeting of the board at 6:30 prior to the meeting. The next board meeting will be September 15 at 6:30 pm.

The meeting adjourned at 8:00 pm.

Duane Atchison, President

Kit Mraz, Secretary/Treasurer