

# **The Woods at Cedar Oaks Homeowners' Association**

## **Minutes from Quarterly Homeowners' Meeting**

**October 24, 2011**

The meeting was called to order at 7:00 pm by Dan Fulmer, President. Dan led the group in prayer and in the Pledge of Allegiance to the Flag.

Kit Mraz gave the Treasurer Report summarizing the income and expenses for the year 2011 to date. Income for the year was \$15,071.32, including 2011 dues payments, interest on checking account and certificate of deposit, and a memorial donation of \$270 from Joan Kerr to purchase three crepe myrtle trees in memory of her husband and father and in honor of her mother. Expenses year to date were \$9,857.89. The balance in the checking account is \$6,241.41 and the balance in the CD is \$5,075.90 with total cash on hand of \$11,317.31. An itemized accounting will be posted on the website. The updated/projected budget for 2011 shows a surplus of \$3,371, and the projected 2012 budget shows a surplus of \$2,700.

Josh Moore gave the Architectural Committee report, and showed examples of the type of paperwork that should be submitted for new construction. All structures must be approved by the Architectural Committee prior to beginning construction. This includes fences, swimming pools, outbuildings, driveways, pergolas, and all other structures. These structures must meet the guidelines outlined in the Declarations of Restrictions for the section in which the property is located, including setbacks and easement restrictions. The submission does not need to be in great detail or professionally prepared, but should show boundaries and location of structure on the property as well as materials to be used and timetable for completion.

A request was made for volunteers to serve on the Landscape Committee for each section (Cedar Oaks and the Woods at Cedar Oaks) and a Welcoming Committee Chairman to represent each section. Jeff Thomas agreed to join Tom Jones as Landscape Committee for the Woods at Cedar Oaks and Connie Cain will serve as Welcoming Committee Chair for the Woods at Cedar Oaks. Charles & Loretta Bartz volunteered to represent Cedar Oaks as Welcoming committee Chair. No volunteers stepped up to serve on the Landscape committee and represent Cedar Oaks Circle. This position remains open and the HOA is looking for a volunteer. This person would be in charge of monitoring the landscape condition of the street, assuring that the sprinkler system is working and that the batteries are in good condition, and reporting to the officers any landscaping problems or needed repairs.

Dan mentioned that we have a surplus for 2011 budget and that we would like input from the membership about recommendations on capital improvements to be done. We have obtained estimated costs for getting electricity to the entrance to Cedar Oaks Circle with lighting to the walls or shining up to highlight this entrance, and the cost to get electricity and lights to both sides of the entrance would be approximately \$5,000 to \$6,000, which is more than we have available at this time. Electricity and lighting could be put on one side only for about \$2,000-\$3,000, or Heart of Texas Electric Co-op would set a 30 foot pole with a guard light for \$500-\$1,000. Homeowners present did not want the pole and guard light, as this would not be an attractive alternative. There were no comments on the other alternatives and no decision was made. Skip Carmouche mentioned the need for a safer entrance to Cedar Oaks Circle and the possibility of requesting that Bell County widen Moffat Road at the area near the entrance due to the fact that it is on a curve and at the top of a hill, thus restricting visibility to the oncoming traffic. The concern is that a serious accident could occur. It was suggested that every homeowner on Cedar Oaks Circle should phone the Bell County Engineer to request this action.

Six additional trees will be purchased in early spring to complete the tree project which was started in spring of 2011.

Since we agreed several years ago to have semi-annual meetings and attendance at formal meetings is very low, Dan suggested that we have a social meeting with barbecue or some sort of meal and possibly covered dish dinner with the HOA furnishing the meat and drinks. This “party” would be held at the area of the mailbox on Frederick at a date before the weather turned too hot. The homeowners who were present liked the idea and thought that this type of meeting would be welcomed by others.

It has also been suggested that an email and phone directory could be compiled so that neighbors would know each other and would be able to call or email in an effort to keep others informed. The homeowners present liked the idea. Kit has all names and addresses, but phone numbers and email addresses are still needed for many homeowners. Possibly a questionnaire will be mailed with the 2012 dues invoices and could be completed and returned with information for the directory. Anyone who wishes can “opt out”. This directory would only be distributed to homeowners and would not be available to the website or to any other entities.

Only 17 properties were represented at the meeting; however participation was good. Door prizes of a kitchen gift basket, gift certificates to Olive Garden and to Chili’s were presented.

Dan closed the meeting by thanking those in attendance and stating that the next semi-annual meeting will be a social one in the spring. Members will be notified by mail, the date and agenda will be posted on the website prior to the meeting, and a map will be posted at the office. Signs will also be posted at mailboxes at both areas of the subdivision.

The meeting adjourned at 8:00 pm.

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Dan Fulmer, President

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Kit Mraz, Secretary/Treasurer