

The Woods at Cedar Oaks Homeowners' Association

Board of Directors Meeting

September 15, 2008

The meeting was called to order at 6:30 pm. Two board members were absent; however discussions were conducted on issues at hand in preparation for the Annual Meeting.

The Treasurer's report was given, showing that there still remain four homeowners who are delinquent on payment of their 2008 dues, expenses for the month were \$371.43, and income for the month was \$410, leaving a balance of cash in the bank of \$8,815.82.

Letters have been prepared to send to owners of vacant lots concerning upkeep of their lots. Also, letters will be sent to homeowners who have not attempted to maintain their property in orderly condition.

A report was given concerning the water availability at the Cedar Oaks entryway. There is a water meter and some soaker hoses at the entry, however they do not seem to be operable. Josh Moore, Landscape Committee chairman, will check on that situation, and determine a solution to the problem. A landscape company has been hired to perform maintenance on both entries bi-weekly during the growing season and as needed when dormant.

There is a plan to publish a "newsletter" on the website, to share items of interest, such as garage sales, group discounts for services, etc. This will be finalized at a later date and shared at the annual meeting.

Discussion was made about the response to the letter from Duane Atchison, President, and the consolidated Declaration of Restrictions which were sent to all homeowners recently. It was suggested that a few items might need further clarification, such as requiring Architectural Committee approval of proposed structures which would include anything added to the property after purchase—including, but not limited to, above-ground swimming pools, out buildings, pergolas, etc. This will allow for lessened confusion about the definition of "structure". It is imperative that all plans be submitted prior to construction, and approval or denial will be given in writing in a timely manner.

Additionally, parking of RV's in driveways and maintenance of easements were items of concern that might be clarified and/or amended in the Restrictions. After the Restrictions are approved at the meeting, copies of the approved document will be mailed to all homeowners and will be recorded with Bell County. After being recorded, a copy will be given to any new homeowners who purchase property in the subdivision.

The Declaration of Restrictions will be discussed at the upcoming Annual Meeting of the Cedar Oaks Estates Homeowners' Association on October 13, 2008, to be held at the Moffat Community Center, 13300 Kuykendall Mountain Road, from 7:00 pm until 9:00 pm. The meeting will begin promptly at 7:00 and will end promptly at 9:00, therefore, those attending should arrive a little early prepared for the business at hand. An agenda will be posted on the website prior to the meeting, and a map will be posted at the office.

Since there is currently no insurance in effect for the office area, as well as liability insurance, bids are being taken for such insurance.

The meeting adjourned at 8:00 pm.

Duane Atchison, President

Kit Mraz, Secretary/Treasurer