

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

## **Board of Directors Meeting**

**July 20, 2009**

The meeting was called to order at 7:00 pm. Those present included Duane Atchison, Rick Tyler, Kit Mraz, Josh Moore, Gloria Elder, and Mary Warnell. Skip Carmouche has resigned from the board, and three members were absent.

The treasurer's report was given, showing a balance in the checking account of \$7,193.94. We have collected \$2,600 in dues for 2009, \$110 in late fees, and received \$4.20 interest income. We have received \$35.60 interest on the CD making the balance in the Certificate of Deposit \$5,035.60 and a total of \$12,229.54 in combined accounts. Expenses included lawn service, office supplies, postage, utilities, and electrical repairs necessary due to vandalism. All dues have been collected for calendar year 2009.

Follow up letters have been sent to homeowners who are in violation of the Declaration of Restrictions, and some improvement has been made; however, there are a few problems that have not been resolved. Certified letters have been sent, and the decision was made to contact the Constable or Justice of the Peace to determine our next plan of action. Small Claims court was discussed.

Rick Tyler stated that he has discussed the sprinkler system problem with a fellow homeowner who has experience in the irrigation field, and he will ask for a firm bid on upgrading and repairing the system at the entrance to Cedar Oaks Circle. Due to the lack of water, several of the juniper bushes have recently died, and those need to be replaced.

There have been problems with pets that were not controlled, and letters will be sent to those in violation. After that, the animal control division of the Bell County Sheriff's office will be contacted. There is also still a problem with homeowners failing to obtain approval from the Architectural committee prior to beginning construction. Plans for all construction or additions to the property must be submitted for approval.

Since there are several capital improvements that homeowners would like to see, discussion was made concerning an increase in the HOA dues. The decision was made to send letters asking for approval of an increase from \$100 per year to \$175 for the year of 2010 and \$250 for 2011 and thereafter, until another increase might be in order. The capital improvements that have been mentioned include improving the entrances by adding some top soil and sodding with grass. Currently, the sprinkler system at the Woods entrance is only in the median and at the front; therefore additional sprinklers would be needed in this improved area and at the Cedar Oaks Circle entrance. Additionally, street lights have been mentioned, as were upgraded street signs. Since we live in one of the "premier" subdivisions in the area, many homeowners are interested in upgrading the appearance of the neighborhood. Two thirds of the homeowners must approve the increase in dues. This vote will be taken prior to the annual meeting of the Homeowners Association in October.

The Annual Meeting of the Cedar Oaks Estates Homeowners Association will be held at 7:00 PM on Tuesday, October 20, 2009, at the Moffat Community Center.

The meeting adjourned at 8:30 pm.

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Duane Atchison, President

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Kit Mraz, Secretary/Treasurer

