

The Woods at Cedar Oaks Homeowners' Association

Board of Directors Meeting

September 15, 2008

The meeting was called to order at 6:30 pm.

The first matter on the agenda was opening of the ballots returned concerning an amendment to the Declaration of Restrictions changing the necessary affirmative votes from 90% to 2/3 for future amendments. We had sent out 95 ballots, of which 61 were returned. Out of the 95 ballots, we had 15 votes against the measure; therefore, the measure did not carry, as our affirmative votes were 84% of the necessary 90%. It seemed that some of the homeowners had confused this issue with that of metal buildings.

The treasurer's report was given, showing a balance in the account of \$10,953.30. All of the dues for 2008 have been collected, and we have collected \$2,400 in dues for 2009. Expenses, including lawn service, office supplies, and utilities, were \$721.49. Dues for 2009 are due by or before January 1, 2009.

Discussion was made concerning lack of upkeep on some properties, both vacant and with homes. A decision was made that individual letters should be sent to the homeowners and lot owners who have upkeep issues.

Duane Atchison has obtained bids for insurance for the Homeowners' Association office facility as well as general liability insurance for the HOA, and the low bidder was State Farm Insurance. The Board authorized Duane to make necessary application for the insurance at an annual cost of \$2,057.

The board decided to get a landscape firm to clean up the drainage ditch at Cedar Oaks Estates because most of the debris in the ditch was left by home builders and the developer; however, maintenance of all easements, including ditches, alleyways, and areas adjacent to the streets are the responsibility of the homeowners. This will be a one-time cleanup. It seems that the homeowners fail to understand that the perimeter of their lots as defined by the plot plans include easements.

The next meeting of the Board of Directors will be held at the HOA office on January 12, 2009, at 6:30, and there will be a general meeting of the Homeowners' Association at Moffat Community Center on January 26, 2009, from 7:00 until 9:00 PM. At that time we will vote on acceptance of the consolidated Declaration of Restrictions. As discussed previously, this consolidated document does not change or amend the restrictions that are in place. It only consolidates all of the various sets of restrictions into one document that can be distributed by builders and title companies. After approval, the consolidated Declaration of Restrictions will be filed with Bell County and will become the official document of restrictions.

The meeting adjourned at 8:00 pm.

Duane Atchison, President

Kit Mraz, Secretary/Treasurer