

The Woods at Cedar Oaks Homeowners' Association

Board of Directors Meeting

March 9, 2009

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

The treasurer's report was given, showing a balance in the checking account of \$7,507.51. We have collected \$2,200 in dues for 2009 and received \$.45 interest income. We recently changed the HOA bank account to an interest-bearing "NOW" Account and opened a certificate of deposit in the amount of \$5,000. Expenses, including lawn service, office supplies, postage, tax preparation, and utilities, were \$566.52. Dues for 2009 are past due, and there are 15 past-due homeowners. Past-due notices have been mailed.

More discussion was made concerning lack of upkeep on some properties, both vacant and with homes. Some progress has been made since letters were sent in January; however, a few issues remain and follow-up or new letters will be sent.

Repairs have been made to the sprinkler system at the "Woods at Cedar Oaks" entrance, and bids are being taken for repair and upgrade to the "drip" system at the "Cedar Oaks Circle" entrance as well as additional sprinkler heads at the "Woods" entrance.

Maintenance of all easements, including ditches, alleyways, and areas adjacent to the streets are the responsibility of the homeowners. It still seems that the homeowners fail to understand that the perimeter of their lots as defined by the plot plans include easements and the property between houses, and the appearance of the neighborhood would benefit by homeowners' attention to these areas.

Jay Peaslee will obtain bids for capital improvements, including street lights and upgraded street signs, and present to board at the next meeting on April 20.

More discussion was made concerning portable buildings which would be behind a privacy fence with only the roof visible above the fence. These items will be decided upon by the architectural committee after the entire project is submitted to the architectural committee. The board felt that such a small storage building that does not show from the street would be acceptable as long as the roof and any portion showing to the street would match the house. The Declaration of Restrictions provides for discretion in approval of projects submitted to the Architectural Committee, and any items that are controversial will be presented to the entire board for final approval. The Board feels that whatever is behind a privacy fence and cannot be seen by others is the choice of the homeowners; however, anything that shows above the fence must match the house.

Discussion was made about the requirement in the Restrictions that houses must be built with a 75' setback, and plans submitted must show the location of the house on the property. A homeowner dropped by to complain about the placement of a driveway on property adjacent to her property. She was advised that there are no setback requirements about driveways. The "curve-out" section of the driveway in question is approximately three feet from the property, as is the case in several other properties.

Bell County will be contacted concerning placement of a speed-limit sign near the entrance to the Woods, as speed seems to be a prevailing issue, and the HOA will consider placing a "No-trespass" sign at the drainage culvert near the office. It was decided that this is a hazardous area and should not be considered to be a "play ground."

Since there is no new business which should be discussed in a general quarterly meeting of the Homeowners Association, there will be no meeting this quarter. Interest was very slight at the January 26 meeting, as only 17 homes were represented, including board members. The next Board of Directors meeting will be held from 6:30 until 8:30 on April 20.

The meeting adjourned at 8:00 pm.

Duane Atchison, President

Kit Mraz, Secretary/Treasurer