

Cedar Oaks Estates Homeowners' Association
Minutes from Annual Homeowners' Meeting
October 20, 2009

The meeting was called to order at 7:00 pm by Rick Tyler, acting President. Ed Dowell led the group in prayer, and Rick Tyler led the Pledge of Allegiance to the Flag. The Secretary report was given by Kit Mraz recapping activity of the Board of Directors. The Treasurer report shows a starting balance in the bank of \$9,246.01 on October 1, 2008, income of \$12,663.08 and expenses of \$14,403.04, leaving a balance in the account of \$7,506.05. Copies of these reports have been posted on the website. Invoices for 2010 dues were distributed to the homeowners present, and all others will be mailed soon. These dues are due by or before January 1, 2010, and prompt payment will be appreciated. There were 37 properties represented at the meeting, and this was the best attendance ever; however, this number represents only about 36% of the property owners.

Perry Moose and Ronnie Flippo with the Bell County Sheriff's office presented information on the Neighborhood Watch Program. They provided forms (which are on the website) to be completed by groups of neighbors, and will get us information on obtaining signs. The cost of the signs is the responsibility of the HOA, and the county will erect them. The Sheriff's office will loan an engraver if homeowners want to engrave items. They provided phone numbers—(254)933-5412 (24 hour call taker will take message which will be returned), 933-5532 (Sgt. Perry Moose). If there is an emergency, call 911.

Josh Moore gave the Landscape committee report stating that the entrances have recently been upgraded. Mulch has been added to the Woods at Cedar Oaks entrance and the edging limestone has been re-leveled. Ed Dowell, a resident who lives on Cedar Oaks Circle, has repaired, replaced and added to the irrigation system and has replaced shrubbery and mulch at the Cedar Oaks Circle entrance. This work was done at a price much more reasonable than the bids which had been obtained previously, and we all appreciate the job that Ed has done.

Skip Carmouche gave the Architectural Committee report in which he emphasized the necessity to submit plans for all structures to be added to any property. This includes all buildings, fences, pools or anything added to the property. All plans must be submitted for approval, and an answer to the requests will be given in a timely manner.

Rick Tyler then took the floor. Rick thanked Duane Atchison, who resigned recently, for his leadership and fine service. Duane stated that he continues to monitor the "quarry" situation, and that it appears to be a closed issue, but he will keep us posted if anything comes up in the future.

The bylaws provide for a requirement to hold a meeting of the Homeowners' Association annually, but provision was made to allow extra meetings as required or requested. At the annual meeting in 2008, the membership voted to hold quarterly meetings, however attendance was so sparse in January that additional meetings were not held. We have now decided to have bi-annual meetings, with the next meeting to be held in April, 2010.

Rick Tyler was chosen to be the new President and Pat Kirkpatrick was elected Vice-President. New Board of Director members are: Architectural Committee—Jason Trumble, chairman, Dan Fulmer, and Bill Ellis; Landscape Committee—Derek Anderson, chairman, Ed Dowell, and James Ferguson. The term of office for Officers is 2 years, and the term of office for board members is 3 years.

The meeting adjourned at 9:15 pm.

Rick Tyler, President

Kit Mraz, Secretary/Treasurer