

The Woods at Cedar Oaks Homeowners' Association

Board of Directors Meeting

July 21, 2008

The meeting was called to order at 6:30 pm by President Duane Atchison.

Skip Carmouche gave a report on the status of entryway landscaping plans for Phase I & II. Letters had been sent to homeowners in the section, however there was no response. Rick Tyler and Skip will work up a plan with bids to submit to the board at the next meeting. The primary focus for the project will be supplemental planting and possible lighting for the entryway along with fine-tuning of the existing appearance.

A scope of work, along with prices, will be obtained from Silva and Son, the landscaping company who have been doing the maintenance on the entryways.

Clarification of the due-date for Homeowners' Assn. dues was discussed. At the first meeting of the homeowners, the decision was made that the dues would be due on January 1 of each year in order to simplify the process and to correct the date on the original bylaws to agree with the articles of corporation. An attempt is being made to obtain from the lawyer minutes from that meeting so that homeowners might be advised legally of the change.

Since there are numerous versions of restrictions and modifications for the subdivision, an effort is being made to combine all into an all-inclusive instrument. The multiple versions are essentially the same, with the exception of square footage requirements for each phase.

After this task is completed, a copy of the document will be mailed to each homeowner along with a letter of explanation concerning the most important points such as easements, landscape upkeep, pets, fences, structures. Letters will also be sent to owners of vacant lots concerning the appearance of the lots.

Mark Sams, Landscape Committee Chairman, gave a report of the issues which have been brought before his committee. There are several structures and fences in the subdivision for which plans have not been submitted. All homeowners must be reminded to submit plans prior to beginning a project, including, but not limited to swimming pools, fences, and outbuildings.

Clarification of the easement guidelines was discussed. Upkeep of easements is the responsibility of the homeowners, and any encroachment of easement should be considered trespassing. Good neighbor policy dictates that a homeowner's permission should be obtained before workers or other homeowners use easements that cross others' property.

An effort will be made to notify title companies of the change in management of the Homeowners' Association so that payments may be received properly and deposited in a timely manner.

Discussion was made of the pet situation in which several dogs are roaming the subdivision without leash. All pets must be kept in a fence or on a leash at all times, unless they are in their yard accompanied by the homeowner.

Suzanne Spencer has submitted her resignation from the Board of Directors, and Julia Woods was appointed to fill the vacant spot. Julia will be in attendance at the August 18 meeting.

The website for the Cedar Oaks Homeowners' Association is up and active. The domain name for the website is woodsatcedaroaks.com.

The treasurer's report was given showing beginning bank balance of \$7,611.27, dues collected of \$1,200, expenses of \$547.52, and ending balance of \$8,263.75.

The agenda for the August 18, 2008, meeting of the Board of Directors will include plans for landscaping for the entryway to Cedar Oaks Estates (phase I & II), discussion and approval of continuing to employ Silva & Son for landscape maintenance of both entryways, finalization of combination restriction document, plans for enforcement of restrictions.

The meeting adjourned at 8:00.

Duane Atchison, President

Kit Mraz, Secretary/Treasurer