

The Woods at Cedar Oaks Homeowners' Association

Board of Directors Meeting

January 12, 2009

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

Mark Sams has resigned his position on the board of directors and the architectural committee, and Skip Carmouche has assumed the position as chairman of the architectural committee. Mary Warnell will join Skip and Judy Herrick on the architectural committee. All construction plans or plans for any structure must be submitted to the architectural committee for approval prior to beginning the project. The architectural committee will bring any controversial items before the entire board of directors prior to making a decision.

All letters sent by any board member for the HOA must be reviewed by the president prior to mailing.

The treasurer's report was given, showing a balance in the account of \$10,515.58. We have collected \$3,300 in dues for 2009 and the lien that had been filed in the amount of \$360. Expenses, including lawn service, decorating expense, property taxes, Association insurance and utilities, were \$4,097.72. Dues for 2009 are due by now, and there are 52 outstanding dues invoices.

More 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. Additionally, letters will be sent regarding nuisance issues and RV parking which are in violation of the restrictions.

The drainage ditch at Cedar Oaks Estates has been mowed and cleaned. As soon as the weather warms, Total Lawn Care will install an irrigation drip system at the Cedar Oaks Circle entrance for maintenance of shrubbery in that entrance.

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.

Jay Peaslee suggested two capital improvements and will obtain prices for them—upgrading the street signs to something similar to the ones at Eagle Oaks and the historic district in Temple, installing street lights.

Josh Moore discussed 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.

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.

The meeting adjourned at 8:00 pm.

Duane Atchison, President

Kit Mraz, Secretary/Treasurer