

# Cedar Point Property Owner's Association

## Board of Directors Meeting

Saturday, March 31, 2018

Board members present were Glenn Walker, Dan Tuft, RJ Etter and Robert Corder (via telephone). There were 17 members in attendance. The meeting was called to order at 9:33 AM.

### **Secretary's Report – Robert Corder**

- Minutes from POA Meeting on 12/06/2017 were approved
- Website is up and running, good number of “hits”

### **Treasurer's Report – Glynn Walker**

- 2018 budget is similar to 2017
  - Anticipate more payment plans and lower legal expenses
  - Legal fees exceeded budget by \$20K will be lower in 2018 as we use more local counsel
- \$20K drawn on line of credit has been repaid

### **Gate Operations – Dan Tuft**

- ACC is doing a good job
- Thanks to volunteers that are taking pictures of problem areas
- Reminder that most work needs to be permitted
- No staffing issues at the front gate
- Damage to gate caused by trailer was relatively minor and will be covered by their insurance
- Cameras are working well
- Reminder, please do not overfill the dumpsters and no furniture, TVs or construction materials can be disposed of in the dumpsters.
- Stray dogs continue to be a challenge, we do not have a dog catcher and Polk County provides little assistance. There is talk about the county providing assistance.

### **Maintenance Report – RJ Etter**

- Have two men working
- Mowing is caught up
- Pool is in good shape and should be ready for summer
- Maintenance is largely caught up
- Vandalism at the Clubhouse again
- Copper pipes burst in the freeze- were already pitted
  - Carpet flooded, lost some holiday decorations
  - Scrubbed down to clean up some mold issues
  - Insurance adjuster has been out. The repair is expected to cost \$20-25K
  - Have completed some the repairs
  - Copper lines will be replaced with PEX (strong PVC)
  - Will turn the water off when hard freeze is threatening

### **Old Business**

- Deed restriction project- after much delay, received a draft, plan is for Board to review draft and get comments back to counsel. After the second turn will present draft to members for review and comments.
- 2018 Road Repair project
  - 10 year plan
  - Repair costs continue to increase- decreasing the amount of roads we can repair
  - Streets selected for repair will be based on safety issues, traffic flow and entrance/exit from subdivision entrance
- Pot hole repairs need to be made with the proper materials or we are wasting our time and money
- Will dump coated rocks (not limestone) to repair Dump area
- Discussion on Cedar Point sign lighting repair
- Continued discussion on mowing schedules
- Bingo on Fridays will return after repairs to Clubhouse are made.

**The meeting adjourned at 10:43 AM**

Respectfully submitted,

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Robert Corder, Secretary

APPROVED:

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POA Board President