

Cedar Point Property Owner's Association

Board of Directors Annual Meeting

Saturday, May 13, 2017

Board members present were Glen Noble, Pete Yurgensen, Fred Garland, and Ray Niederhofer. There were 26 members in attendance. The meeting was called to order at 9:30 AM.

Secretary's Report - Pete Yurgensen

- Pete moved, Fred seconded, and all approved the minutes from the May 4, 2017 Special Meeting.
- The deed restriction update continues.
- There will be a mailing for all to review and return comments on the proposed deed restrictions. These will be sent to our attorney for compiling the final version. Comments received may or may not be incorporated.

Treasurer's Report - Pete Yurgensen

- When this Board took over, there were \$188,000 of uncollected fees. We wrote off \$78,000 because of limitations imposed by the State. Through March, we have collected \$81,000. There is about \$40,000 with our attorney for collections. Eleven more are either on pay plans, or with our attorney for foreclosure. Nine others are near the end of the collection cycle and will move into foreclosure if not brought current.
- Billings for 2017 maintenance fees was \$384,000. There is \$81,000 yet to be collected. Some of that are on pay plans.
- We still have \$36,000 of uncollected road assessments. This Board managed two road builds. One was right on budget. The other was slightly under budget. We completed the projects with about \$3,000 carry-over in the road account.
- We purchased a new Massey Ferguson tractor.
- We put our waste collection out for bids. Our new service beginning 7/1/17 save us approximately \$3,000 for the remainder of this calendar year versus the current provider.
- It is critical that the next Board actively pursue collections.
- Pete has made himself available for consultation by the next Board.

Maintenance Report - Ray Niederhofer

- Current priorities are the pool and mowing.
- The pool has issues this spring with a new strain of algae resistant to normal chemicals. We are getting it under control and we expect it to be ready for Memorial Day opening.
- All equipment is up to date on maintenance and is ready to go.
- We are out of road base, but have plenty of cold mix. We are rebuilding shoulders as needed.
- Four culverts have been replaced. We continue to identify culvert failures and take appropriate action.
- The new tractor has allowed us to handle projects we never would have been able to do with the prior one. This has saved us money from hiring outside services.

Gate and Deed Restrictions - Fred Garland

- The gate had the normal amount of staff turnover during the year. We are now at full strength and most training has been completed.

- The high level focus of deed restriction enforcement has been "unsightly" cleanups. Many abandoned vehicles and trailers have been removed. Many lots have been cleaned up. Cooperation of owners has generally been good. There are still a few owners of unsightly lots and trailers that have not cooperated. We are pursuing them with all available means, but it can be a slow process. Some of these owners are also in the foreclosure category.
- It is important that the next Board follow through with all available means to continue this cleanup.
- With the coming of spring, we are beginning to monitor mowing needs.
- Fred commented that this Board has had an extremely high level of communication and cooperation among the Board members. That has made it easier to collectively perform better. Phone, text, and email are mandatory to maintain that flow of communication.
- Fred has made himself available for consultation by the next Board.

President's Report - Glen Noble

- Our Road Project began in 2010. Glen headed that up.
- The priority of which roads get done is based first and foremost on safety. Next, on access.
- As Pete noted, this Board was responsible for two builds. That is the first time any Board has had to do that.
- the first build was a carry-over from the prior Board and was completed within 3 months of the election.
- There was a vote in 2016, and the ensuing build in 2017.
- A huge critical project was Black Walnut. There were some other critical roads. This all cost money and cut into the amount of non-critical rebuilds.
- Glen has made himself available for consultation by the next Board.

The meeting adjourned at 10:21.

Respectfully submitted,

Ray Niederhofer, Assistant Secretary

APPROVED:

Glenn Noble, Board President