

Cedar Point Property Owner's Association

Board of Directors Meeting

Saturday, August 13, 2016

Board members present were Glen Noble, Robert Corder, Fred Garland and Pete Yurgensen and Ray Niederhofer. There were 21 members in attendance. The meeting was called to order at 9:34 am.

Secretary's Report- Robert Corder

- Minutes of June 11, 2016 Annual Board of Director's meeting were presented and approved.
- A mandatory Website update from our provider Go Daddy will take place this Fall - will look essentially the same.
- Financial statement as of 8/31/2016 has been posted to website.
- Deed restrictions project- comments for the Deed Restriction Committee and the Board have been provided to our counsel for review.

Treasurer's Report – Pete Yurgensen

- Money collected is exceeding outflows.
- Funds are available for the 2016 road project and we should have \$7K-8K for other road projects.
- We have "written off" \$6.4K of bad debt that was over 4 years old. This is an accounting entry.
- We are on budget and should be cash flow neutral for 2016. As a reminder the financials/budget are presented on a "cash basis" for ease of presentation and usefulness.
- Collections:
 - Have 636 property owners of which 124 owe fees totaling \$166K
 - Includes 18K of members on payment plans
 - YTD have collected \$32K in past due accounts and filed 34 property liens for outstanding fees totaling \$78K
 - 30 Day past due notices sent to 33 members including 11 on pay plans.
 - 29 accounts are being sent to attorney- next step is foreclosure if it is determined there is value in excess of the costs
 - Local attorney will handle the foreclosures

Maintenance Report- Ray Niederhofer

- Mowing continues, but note that going forward 10 ft. of grass from the roadway will be mowed- approx. 2 mower widths.
- We are behind on pot hole repair due to trouble getting patching supplies. The Kubota will ultimately be used on day per week to fill in holes and starting in Section 1
- Need volunteers to spray weed killer on the road edges

- The “unofficial” pool patrol has been working and good results- vandalism is down
- AC at the Clubhouse needs attention.
 - The compressors are old and parts are difficult to find- only one local shop (Best Air) can work on them.
 - One of the four compressors is completely out of service.
 - New units are \$6K-7K per unit.
 - Spent time cleaning the working units, but we need a better maintenance plan going forward.
 - Agreed the best strategy is to maintain and keep units going as long as we can- with proper care could last several more years, but there is no guaranty.
- One pump motor for the pool was replaced in July. New vacuum hose and several small parts have been purchased.
- Open discussion of AQUA service levels, no decisions made.

Gate Operations- Fred Garland

- Gate staffing level is good.
- Motion to purchase new security cameras for entrance passed approx. cost is \$2,200.
 - Cost includes installation
 - 4 Cameras initially
 - System can be expanded to cover the dump as well
- Previously approved fines (deed restrictions) schedule has been filed with Polk County
- Making progress on cars/boats that eyesores

Old Business

- Road project for 2016 has been completed and equipment has been removed
 - Damaged areas have been repaired, including Water Oak.
 - Extra steps were taken to add cement to the road mix to make it stronger
 - Roads are being rebuilt to the existing width
 - Hickory Nut has been repaired
- Employee Handbook was vetted by our counsel- motion made and passed to adopt
- Our counsel confirmed ballots must be signed
- Counsel confirmed the previously approved transfer fee of up to \$500 cannot be charged

New Business

- Motion made and passed to renew the \$25K Line of Credit for an additional year
- Board approved request from ACC to add Zach Davies to the committee
- ProStar contract for the dump has been renewed for an additional year. Fixed price with no fuel surcharge.
- Piney Woods Sanitation is offering curb side garbage pick-up. This is an option and the cost will be the responsibility of the resident. If enough people sign up we could reduce the number of dumpsters needed and the cost to the POA
- 2017 Road Project
 - Goal is for work to be completed in March
 - Motion made and passed to send info packet outlining what has been done and the plan for the 2017 program

Board adjourned to Executive Session at 10:55 am

- Approved the declaration of 17 trailers/camping vehicles uninhabitable- will pursue remedies including removal

Respectfully submitted,

Robert Corder, Secretary

APPROVED:

Glen Noble, Board President