

Cedar Point Property Owner's Associa

Board of Directors Meeting

Saturday, June 11, 2016

Board members present were Glenn Noble, Robert Corder, Fred Garland and Pete Yurgensen and Ray Niederhofer. There were 24 members in attendance. The meeting was called to order at 9:31 am

Secretary's Report- Robert Corder

- Minutes of May 14, 2016 Annual Board of Director's meeting were presented and approved.
- Website has been updated and is functioning. An input box has been added to page 1 for comments that will be sent directly to the

POA office for further distribution.
- Financial statement as of 5/31/2016 has been posted to website.
- Deed restrictions project- compiling comments for committee for presentation to the Board.

President's Report- Glenn Noble

- Status of warranty repairs – Dan Yoder
 - Met with contractor and repairs are in process
- Road Build – 2015 Assessment- have \$115K-\$125K for project
 - Seven roads under consideration based on safety and traffic flows:
 - Weeping willow, Little Willow, Oak Circle, Hollow Oak, Basil, Black Walnut and a portion of Cedar Point Drive.
 - Bid Process & Status

- Bid packages have been sent to all past parities.
- Bidding is expected to be limited because the job is relatively small.

Treasurer's Report – Pete Yurgensen

- We are slightly over the budget- reminded members the financials/budget is presented on a “cash basis”.
- All of the 2015 Road Assessment funds will be spent on the project this year.
- Collections:
 - Have 636 property owners of which 124 owe fees totaling \$166K
 - 30 Day past due notices sent to 60 members
 - Will consider six month payment plan to bring accounts current
- Filed 34 property liens for outstanding fees totaling \$78K
- 31 accounts are likely to go to foreclosure.
- Met with counsel- Bartley & Spears to discuss:
 - Collections
 - Deed restrictions
 - Speed limit enforcement
 - POA responsibilities for road maintenance

Gate Operations- Fred Garland

- Gates are operating fine with no major staffing issues.
- Working on better system for camping vehicles coming in and out.
- Troublesome 4 wheeler is gone
- 4th of July Holiday Thoughts
 - Need readable house numbers for emergency vehicles.
 - No swimming from the public boat docks.
 - Need to work on mosquito prevention- remove standing water in tires, boats, etc.
- ACC meets every other WED at the Sales Office at 3:00 pm. Applications are due by 1:00 pm the prior day.
 - New ACC forms will be ready soon and will be posted to the website- should help streamline the process and have the forms better match the project.
 - Confirmed the ACC reports to the Board

Maintenance Report- Ray Niederhofer

- Dead Trees removed at Noel, Hollow Oak, Curry, and Plum Tree/Hickory Nut.
- 5 Stop signs have been replaced- need a few more.
- Mowing continues.
- Hiring temporary help for summer as planned. No overtime should be paid.
- Pot holes problems have increased following all of the rain.
- Pool vandalism continues with lock broken
 - Consider a volunteer to monitor the pool.
- Volunteers need to sign a release of liability form.
- Ditch/culvert cleaning is everyone's responsibility and is essential to help prevent road wash out issues.

Old Business

- Discussion of cost for dirt work at park- with contribution from Charles Von Schmidt the POA spent \$1,000 for a \$4,600 job.
- Bulkhead failure at public boat house near section 5 needs to be addressed.

New Business

- Follow the road failure, White Walnut will be closed
- Emergency repairs in process for Hickory Nut.
- Employee manual is process should have a draft for review soon.
- A local attorney will be used for foreclosures.
- Motion was made, seconded and passed to make a \$150 donation to Onalaska Volunteer Fire Department.
- Discussed a sliding scale "transfer fee"- no decision made.
- General discussion on the water provider, Aqua. Confirmed they are independent of the POA and issues need to be take up with them directly.

Board adjourned to Executive Session at 10:35 am

- Deemed two camping vehicles uninhabitable will pursue remedies including removal.
- Authorized foreclosure procedures on three POA
- Approved transfer fee of up to \$500

Unplanned Executive Sessions:

Friday, May 20, 2016 (Glenn Noble, Pete Yurgensen, Fred Garland)

- Met to discuss salary/staffing issues. Pay adjustments were approved for certain staff.

Saturday, June 25, 2016 (Full Board voting yes via e-mail)

- Trash collection:
 - (1) Renew Pro-Star contract for one year with twice a week pick-up and (2) allow Piney Woods to offer their services to the individual property owners in the sub-division for curbside pickup.

Wednesday, July 15th (Full Board voting yes via e-mail)

- Board agreed to finalize road build agreement for the Meadows.
- Board agreed to take legal action if necessary regarding foreclosure in process.

Saturday, August 6, 2016 (Full Board met at the POA office)

- Board reviewed recommendations from the Deed Restriction committee and agreed to proceed with the project and forward a copy to our counsel for review.

Respectfully submitted,

Robert Corder, Secretary

APPROVED:

Glenn Noble, Board President

Cedar Point Property Owner's Association

Annual Board of Directors Meeting

Saturday, May 14, 2016

Board members present were John Carney, Robert Corder, Fred Garland and Dan Tuft. There were 34 members in attendance. The meeting was called to order at 9:33 am.

Robert Corder- Secretary's Report

- Minutes of February 20, 2016 Board of Director's meeting were presented and approved.
- Website has been updated and is functioning.
- Financial statement as of 4/30/2016 has been posted to website.

John Carney- Treasurer's Report

- Business as usual with nothing unusual to report
- We are on track with the budget.
- Successful in negotiations with Polk County for disavowed properties. County has agreed to waive the back taxes on these properties.

Fred Garland- Maintenance Report:

- Experimented with one maintenance person during the winter months.
- Looking to hire second maintenance person for the summer.
- Floor discussion of duties and effective use of maintenance staff.
- Questions regarding Dove Island Park expenses. Will investigate
- Maintenance Issues:
 - Large double pine trees near playground will be removed
 - Road failure on Hickory Nut and near entrance on Cedar Point drive.
 - Correcting potential road failure at Cedar Point Drive
 - Dead tree at 365 Red Clover by spillway
 - Bulkhead has failed at the boat ramp on Apple Grove needs boards and backfill.
 - Playground trash needs to be emptied more often
 - Tree and weeds on Pin Oak
 - Road conditions on Cherry Tree and Black Walnut
 - Stop sign needed at Honeysuckle / Bluebonnet
 - Street sign needed at Daffodil / Dewberry
- Floor discussions:
 - Maintenance of equipment- confirmed we have program in place, nothing out of the ordinary has occurred recently.
 - Funds in the Road Budget must be spent in 2016- new board will be responsible.

- Looking to establish complaint/issues needing attention forms on the website to allow resident to input items and have them followed up by the board.
- Member suggested establishing a “hardship” program where residents could work for the POA to offset membership dues.
- Will post ACC meeting times on website.

Dan Tuft- Gate Operations

- Gates are working fine.
- No staffing issues.
- Gate Office needs some maintenance, including painting, looking for volunteers to lend a hand.
- Need motion detectors at dump to help get specific time and license plates.
- Reviewing dump rules for possible revisions.

Old Business

- Nothing discussed.

New Business

- New board will consider establishing a Dumpster Day for heavy trash and additional dumpsters for metal recycling every other month in conjunction with organized clean up days.
- Special thank you to Elaine and Dan for serving on the board. We made good progress with our financial condition and reporting and operating within our budget. Gate Operations is running very smooth- we receive many compliments on the staff. Automatic gates were a much needed addition.

Board adjourned to Executive Session at 10:50 am

Respectfully submitted,

Robert Corder, Secretary

APPROVED:

John Carney, Board President

Board Meeting Minutes

May 14, 2016

The Board of Directors election was held today with the following individuals elected to the respective positions below effective on May 14, 2016:

President: Glen Noble

Treasurer: Pete Yurgensen

Secretary: Robert Corder

Member: Ray Niederhofer (Maintenance)

Member: Fred Garland (Gate Ops)

An organizational meeting of the newly elected Board was held today and the following officers are authorized to act on the POA's behalf for all banking matters including, but not limited to signing checks (one signature required for check signing):

Glen Noble

Pete Yurgensen

Fred Garland

Respectively submitted,

Robert Corder
Secretary

Glen Noble
President

Cedar Point Property Owner's Association

Board of Directors Meeting

Saturday, February 20, 2016

Board members present were John Carney, Robert Corder, Fred Garland, Dan Tuft and Elaine Lisenbe. In addition there were 34 property owners in attendance. The meeting was called to order at 9:35 am.

Robert Corder- Secretary's Report

- Minutes of January 12, 2016 Board of Director's meeting were presented and approved.
- Website has been updated and functioning.
- Most recent budget has been posted to the website.

Elaine Lisenbe- Treasurer's Report

- Collections are on track
- Equipment (mowers) are almost paid off
- Legal expenses have been relatively stable
- Treasurer's report was accepted by the Board
- Polk County is pursuing the POA for back taxes on 69 properties the POA had earmarked to let the County foreclose on. A majority of these properties have little to no commercial value or have back taxes that exceed the value.
 - In consultation with legal counsel the POA is working with Polk County on a resolution. POA legal counsel recommends the POA formally disclaim ownership of properties with "no value" to allow ownership to transfer to the County. In connection with recommended way forward, the following motions were made by John Carney seconded by and passed by the Board members:
 1. Grant the POA the authority to disclaim ownership to allow the properties to be returned.
 2. Authorize the Board with legal counsel support to negotiation a settlement with the County
 3. Post certain sale properties for sale with a minimum bid of the higher of \$300 or legal fees to dispose of the properties.
 4. The formal collection process (including foreclosure steps) drafted and reviewed by legal counsel was approved

Fred Garland- Maintenance Report:

- A majority of visibility issues related to overgrown trees and shrubs have been addressed
- Crushed rock dumped at the dump area has largely solved the mud issues- cost was \$700
- Members noted:
 - There are two Stop signs missing at Daffodil and Dewberry- will look to find/replace (possibly located in culvert on Acorn)

- Large pile of dirt by the pool- consensus that we need a long term solution to removing it
- Bulkhead at Apple Grove pier needs to be replaced
- Grass at piers needs to be cut- scheduled mowing to begin shortly
- Two dead pine trees near the Clubhouse need to be removed
- Need maintenance schedule for new POA truck- in process

Dan Tuft- Gate Operations

- Repairs to gates have been made and they are working fine
- Lights at front have been repaired
- New gate staff have come on aboard
- We have received many compliments on the gate staff

Old Business

- Deed restriction project is continuing.

New Business

- The owner of the tract of land at the entrance to the subdivision is considering construction and operation of a convenience store. Further review and discussion will occur. The owner intends to work with the POA on the design and operation.

Board adjourned to Executive Session at 10:52 am

- No decision made

Board returned from Executive Session at 11:05 am

- Board authorized funding for new cameras for the dump
- Board authorized funding to repair the road failure on the downhill portion of Cedar Point drive just past the maintenance barn
- Nominations for the Board will be open and must be submitted by 3/31/2016 for the annual election in May

Respectfully submitted,

Robert Corder, Secretary

APPROVED:

John Carney, Board President

Cedar Point Property Owner's Association

Board of Directors Meeting

Saturday, November 14, 2015

Board members present were John Carney, Robert Corder, Fred Garland, Dan Tuft and Elaine Lisenbe. In addition there were 24 property owners in attendance. The meeting was called to order at 9:34 am.

Robert Corder- Secretary's Report

- Minutes of October 10, 2015 Board of Director's meeting were presented and approved.
- Website has been updated and functioning.
- Most recent budget has been posted to the website.

Elaine Lisenbe- Treasurer's Report

- Presented the financial condition and provided hand out (posted to website).
- Our "burn rate" is approximately \$25K per month.
- Will be close to budget.
- Road project has been fully paid.
- Cost Cutting has included:
 - 1 person in office
 - 1 maintenance person during Fall, Winter and early Spring
 - Gate operations running with no overtime.
- Collections Update
 - 613 active accounts
 - 50 delinquent accounts (2 are dead and 1 in prison)
 - 11 in foreclosure
 - Collection rate is 92% of billed the 8% delinquent owe a total of \$84K, including late fees.
 - Will confirm liens have been filed on the delinquent accounts- only meaningful when property is sold.

Fred Garland- Maintenance Report:

- A voluntary OSHCAN review of the maintenance barn and operation was conducted- no material issued noted.
 - Minor issues noted including updating warning signs and storage of chemicals will be addressed.
- Maintenance truck will be logged in and out of the subdivision.
- Maintenance Barn will be painted soon.
- Members commented there are several items outstanding maintenance items including cleaning the gutters on the Clubhouse and fallen/dangerous trees and shrubs (Yaupon on Cedar Point drive).
- Members suggested a routine list and policy manual be created for the maintenance staff.
 - We had a manual several years ago modeled after the Polk County manual, perhaps it could be updated and posted on website.
- The pot hole mix we have needs to be utilized or it will go bad- we have roughly until the end of the year, will be looking for volunteers to lend a hand.
- The donated crack filling machine was down, but has been repaired.

Dan Tuft- Gate Operations

- Gates are working fine.
- Gate staffing has been stable- new manager performing well.
- Member commented that isolated issues with certain gate staff performance are continuing.
- We have had A few issues at dump with mattress and furniture dumping.
- Two golf carts have been stolen, according to members they were loaded onto a trailer and taken out of the subdivision.
- Our security cameras need to be updated- when funds are available.

Old Business

- Still need to address Burn Ban Sign size and placement.
- Deed restriction project is continuing
- Attempt at fixing the microphone for PA system at Clubhouse failed, microphone and wire will likely need to be replaced.

New Business

- Holiday Lighting Ceremony on Nov 25, cookies and hot chocolate will be served at the POA Pavilion.

- Holiday Dinner Saturday on Dec 5, served at the POA Clubhouse, bring covered dish and enough to share if you bring extra folks.

Board adjourned to Executive Session at 10:20 am.

Executive Session:

- To cover any cash shortfalls for the remainder of 2015, the Board authorized a draw on the line of credit of up to \$10K.
- To balance the budget in 2016, the Board authorized an increase in the maintenance fees per the schedule below to be ratified by the members at the 12/12/2015 POA meeting.
- A quorum was not reached for the Road Construction Special Assessment Election, the Board authorized a second vote per the POA bylaws on Dec 12.

Respectfully submitted,

Robert Corder, Secretary

APPROVED:

John Carney, Board President

Cedar Point Property Owner's Association

Board of Directors Meeting

Saturday, October 10, 2015

Board members present were John Carney, Robert Corder, Fred Garland, Dan Tuft and Elaine Lisenbe. In addition there were 32 property owners in attendance. The meeting was called to order at 9:35 am.

Robert Corder- Secretary's Report

- Minutes of September 12, 2015 Board of Director's meeting were presented and approved.
- Website has been updated and functioning.
- Most recent budget has been posted to the website.

Elaine Lisenbe- Treasurer's Report

- Presented the financial condition and provided hand out (posted to website).
- We have approximately \$55K in the operating accounts.

- Will be close to budget.
- Road project has been paid for.
- Confirmed a Collection Policy is in place.
- Currently have \$103K outstanding maintenance payments
 - 214 residents are on payment plans
 - 80 residents are at least \$200 past due.
- As previously noted, collections from the members on quarterly installments should start coming in and we should not need to draw on line of credit.

Fred Garland- Maintenance Report:

- A maintenance employee was terminated.
- Mowing will wrap up as we get into cold months and winter projects will begin, including cleaning out gutters and cleaning off the roof of POA Clubhouse.
- A member commented there a 5 missing stop signs- Fred will investigate.
- Speaker system in POA Clubhouse needs to be replaced- microphone wire and amplifier are bad.
- Need to clean-up dead trees at Water Oak and Cedar Point Drive and other places where bushes are overgrown- will drive the subdivision and address.

Dan Tuft- Gate Operations

- Gates are working fine.
- Replace fuse for front lights.
- Gate staffing is has been stable.
- Member advised there have been service level issues with a gate operator- Dan will investigate.
- Clear coat stripping project is still on the “to do” list.
- Discussion on gate stickers and the need to get stickers back from individuals renting properties in subdivision.
 - Need to see stickers better- consider colors
 - Consider removing the “Cedar Point” name from the stickers for security reasons.
- Resident commented that the pool lock is inadequate- will investigate.

Old Business

- Need to address Burn Ban Sign size and placement.

- Deed restriction project is continuing- documents will need to be reviewed by legal counsel.
- Open discussion on pros and cons of speed bumps. No actions taken.

New Business

- New road use rules to be discussed in Executive Session.

Board adjourned to Executive Session at 11:36 am

Executive Session:

- Damaged Cedar Point pick up was sold to highest bidder for \$1,000.
- Adopted proposal on road use rules, will be filed with Polk County.
- Board agreed the POA will take legal action regarding dog attack.
- A POA member requested a hearing regarding a violation letter. Three board members waited for 2 hours after the appointed time, but the member failed to show up for the 10/3 meeting. The member later said he did not come because the office is closed on Saturdays. This is not true. The member then requested a deferral of either 11 or 17 days. This is longer than the maximum 10 day deferral allowed in the violation letter per Texas Property Code standards. No actions taken.

Respectfully submitted,

Robert Corder, Secretary

APPROVED:

John Carney, Board President

Cedar Point Property Owner's Association

Board of Directors Meeting

Saturday, September 12, 2015

Board members present were John Carney, Robert Corder, Fred Garland, Dan Tuft and Elaine Lisenbe. In addition there were 33 property owners in attendance. The meeting was called to order at 9:35 am.

Robert Corder- Secretary's Report

- Minutes of July 11, 2015 Board of Director's meeting were presented and approved.

- Website has been updated and functioning.
- Most recent budget, POA properties for sale and a plat of Cedar Point have been posted to the website.

Elaine Lisenbe- Treasurer's Report

- Presented the financial condition and provided hand out (posted to website).
- On track with 2015 budget.
- We have approximately \$75K in the operating accounts.
- The "burn rate" is approx. \$25K per month.
- Collections from the members on quarterly installments should start coming in and we should not need to draw on line of credit.

Fred Garland- Maintenance Report:

- Pool hours will be extended through September.
- Still working to get light at the entrance to subdivision repaired- we have the bulbs, but need a bucket truck to get to it.
- Member suggested posting better signage when a "Burn Ban" is in place by Polk County. It was confirmed the POA does not decide on Burn Bans- it is handled by the county.
- A member commented the trash bins at the piers boat ramps to be emptied more often. The bathroom ceiling at the boat ramp also needs to be repaired.
- It was confirmed; the POA truck is only to be used for official business and will be parked at the maintenance shed.
- One mower is down for repair- wheel bearing replacement.
- We have the paint for the curbs at the entrance and hope to get them painted soon.
- Will check road issue on Little Willow

Dan Tuft- Gate Operations

- Cable for gate has been paved over.
- Clear coat stripping will be applied to help with traffic pattern in and out of the gates.
- Confirmed once residents are familiar with the new gate arrangement we anticipate being able to remove some of the signs.
- No material issues with the gate operations- staffing is fine.
- Problems at the dump have eased- confirmed penalties are assessed for illegal dumping, there is no reward system.
- New vehicle sticker distribution is continuing.

Old Business

- Road Repairs:
 - Equipment issues have delayed completion.
 - Important to continue crack and pot hole repair to avoid more serious problems.
 - Need to keep culverts clean- drainage issues lead to some of the repairs needed.
 - Member initiated discussion on speed bumps- none are planned at this point.

New Business

- POA Garage sale will be held on FRI/SAT OCT 2/OCT 3 from 8:00 am to 3:00 pm.
- Fallen/Dead trees on Noel/Curry and the pond at the front gate need to be removed.
- Discussion on what can be burned- confirmed household garbage can not be burned.

Board adjourned to Executive Session at 11:05 am

Executive Session:

- Discussed maintenance staff. No actions taken.
- Discussed parking issues on Cedar Point drive near boat ramp. No actions taken.

Respectfully submitted,

Robert Corder, Secretary

APPROVED:

John Carney, Board President

Cedar Point Property Owner's Association

Board of Directors Meeting

Saturday, July 11, 2015

Board members present were John Carney, Robert Corder, Fred Garland, Dan Tuft and Elaine Lisenbe. In addition there were 27 property owners in attendance. The meeting was called to order at 9:35 am.

Robert Corder- Secretary's report

- Minutes of June 13, 2015 Board of Director's meeting were presented and approved.
- Website has been updated and functioning.
- Most recent budget has been posted.

Elaine Lisenbe- Treasurer's report

- Presented the financial condition and provided hand out (posted to website).
- On track with 2015 budget. 78% of Road Fee assessed has been collected.
- We are still working with Collections Unlimited and finalizing collection policy and foreclosure policy with counsel.
- Will provide update on status of collections for next meeting.
- For financial reporting, we will replace "security" with "gate".
- Discussed pool maintenance costs.
- Distribution of new color coded vehicle stickers has begun, would like to get a majority issued by the end of July.

Fred Garland- Maintenance Report:

- We are caught up on grass cutting. Thanks to the many residents who helped out.
- There was a discussion on using Quick Books or other method to help manage the maintenance crew.
- With temporary summer help there should be no more "over time".
- Maintenance crew better understands their roles and responsibilities, unless both are needed for a task, there will not be two riding in the truck.
- Mowers have been assigned to individual and will be responsible for their care.
- One of the two weed eaters is down. Pete Yurgensen has donated one.
- Clubhouse air conditioning blower desperately needs repair- waiting on parts.
- The maintenance crew is to immediately advised that using personal vehicles for POA business is not acceptable.
- No POA equipment is to be used on any private lot.
- A maintenance schedule will be posted in the Clubhouse and on the website. Also working on a "rain day" schedule.
- An equipment maintenance schedule will also be in place.
- Working with counsel on letter to owner of dogs that recently attacked resident.

- There was floor discussion regarding stray dogs and cats- residents need to stop leaving food at the dump.

Dan Tuft- Gate Operations

- We have had several incidents where the gate arm has not reversed and has hit cars. Will consider foam wrap insulation. Important for residents to understand they need to enter one at a time with no “tailgating” to try to beat the gate down.
- Exit side of gate should be installed next week- will likely be left open during the day to avoid unnecessary congestion.
- There we comments that the entrance is looking cluttered with all of the new signs. Once residents are familiar with the new arrangement we anticipate being able to remove some of the signs.

Old Business

- Road Repairs:
 - The drop in crude oil prices has been more than offset by a nationwide increase in road and building construction which has significantly increased the cost of road materials. Accordingly, the project size has been reduced.
 - Charles Von Schmidt has purchased a “crack fill” machine that melts rubber to repair cracks in the road. Dan Yoder believed the equipment is relatively easy to use and inexpensive to operate. It is anticipated that work will begin on filling cracks next week. Volunteers will be needed and should contact Dan to coordinate efforts.

Board adjourned to Executive Session at 11:37 am

- Discussed maintenance staff and mowing needs. No actions taken.
- Collection policy and foreclosure policy continue to work with counsel. No actions taken.

Executive Session:

- Discussed 2015 road project- recommendation is to proceed with same program (2014- \$200 Capital Assessment) will need Special Election to approve.
- Will post a list of POA properties for sale on the website.
- Discussed a “Transfer Fee” for new residents- will check with counsel.
- Pool Hours: 10:00am to 8:00pm through Labor Day.
- Approved \$1,800 expenditure for road patch work.
- Need address bulkhead repair at boat ramp- no actions taken.

Respectfully submitted,

Robert Corder, Secretary

APPROVED:

John Carney, Board President

Cedar Point Property Owner's Association

Board of Directors Meeting

Saturday, June 20, 2015

Board members present were John Carney, Elaine Lisenbe, Fred Garland, and Dan Tuft. In addition there were 23 property owners in attendance. The meeting was called to order at 9:34.

Elaine Lisenbe - Treasurer's report

- Gave an update on our current financial position.
- Took several requests from the floor for future follow-up.

Fred Garland - Maintenance

- Reported on mowing status.
- Noted that two pool pumps were replaced, so we now have full pump capacity.
- Tried using crushed concrete in parking lot, but it washed out.
- Requested that nothing be put in potholes other than the patch material.
- Took several requests from the floor for future follow-up.

Dan Tuft - Gate operations

- Reported on issues and needs at the new gates.
- Discussed signs to be installed for traffic flow at gates.
- Noted there is a challenge with stickers for motorcycles.

John Carney - Old business

- New vehicle stickers will only be available at the office and will be applied by the office manager.

Dan Yoder - Road report

- Noted we are receiving higher costs on quotes by 40% to 100%.
- Noted drainage problems. Two culvert pipes have rusted and collapsed.
- Discussed crack fill road maintenance.
- There was a floor suggestion to get a bond and do all the roads at one time.
- There was a floor suggestion to dig up and blade the really bad roads. Dan indicated he had looked into that and was told it would just wash out.

John Carney - New business

- We continue to have dog problems. There was a recent attack on a resident, and there are quite a few dogs running loose. Several letters have been sent to the ones we could identify. We still need the community's help identifying the owners of loose dogs.

The Board adjourned to executive session.

- Discussed gate issues.
- Discussed maintenance issues.

With nothing further on the agenda the Board adjourned at 11:45 A.M.

Respectfully submitted,

Fred Garland, Board Member

APPROVED:

John Carney, Board President

Cedar Point Property Owner's Association

Annual Board of Directors Meeting

Saturday, May 9, 2015

Board members present were Ted Wiggins, Robert Corder, Fred Garland and Elaine Lisenbe. In addition there were 43 property owners in attendance. The meeting was called to order at 9:00 am.

Ted Wiggins- President

- The election today will be only for the Board of Directors- no amendments.
- After many years, Betty Childers is retiring. We have hired a replacement, Margaret Deitrich.

- We could use volunteers to cover the office when Margaret is out.
- 4th of July Celebration is on for this year. Will be on Saturday, July 4th more details will follow.
- Good news, following a formal bidding process Hanover, our current provider, was the low bidder and has renewed our liability policy for an additional year.
- Confirmed that if members do not pay assessments all remedies will be utilized including foreclosure. Collection rates are within historic levels of approx. 85%. Our counsel is reviewing the process and related correspondence to ensure all is in proper order.
- New color coded windshield stickers have been ordered.

Robert Corder- Secretary's report

- Minutes of February 10, 2015 Board of Director's meeting were presented and approved.
- Website has been updated and functioning.

Elaine Lisenbe- Treasurer's report

- Presented the financial condition and provided hand out (posted to website).
- Nothing noteworthy to present.
- We have approx. \$140K in the operating account and our "burn rate" is approx. \$25K per month.

Fred Garland- Maintenance Report:

- There was an accident on HWY190 involving the POA truck- there was no injuries, but the truck was damaged.
- We are behind on grass cutting because of rain. One of the mowers has been in the shop and they are working to catch up.
- There was floor discussion regarding activities and utilization of the maintenance staff.

Elaine Lisenbe- Road Update

- Have \$100K in the road account.
- Road Committee has spent considerable time reviewing the project.
- Will need core samplings to ensure the best job. Because short cuts were taken in the original road construction, repairs can be challenging and will likely never be perfect.
- 4 bids are outstanding with bids due by May 14.
- In selecting streets to be paved will focus on safety first, followed by traffic flow.
- Lower oil prices have not lead to materially lower costs as the State of Texas is using considerable asphalt in the construction of new roads.

- We also remain at a disadvantage because our project at \$100K is relatively small- considered holding off for a year to create a bigger job, but there is are locations that need to be repaired ASAP.
- Plan to have ongoing maintenance program after the project is completed.
- In the interim, we are working on patching pot holes. CVS has offered his tractor to help with repairs.
- Need everyone's help is keeping grass from growing into the asphalt- plan to spray 6" outside of the road with weed killer.
- Drainage issues remain and will need to be addressed.

Board adjourned to executive session at 10:15 am

- Discussed maintenance staff and mowing needs. No decisions made.
- Collection policy and foreclosure policy continue to work with counsel. No decisions made.

With nothing further to discuss the Board adjourned at 10:35 am.

Robert Corder, Secretary

APPROVED:

Ted Wiggins, Board President

Cedar Point Property Owner's Association

Board of Directors Meeting

Saturday, March 14, 2015

Board members present were Robert Corder, Fred Garland, Dan Tuft and Elaine Lisenbe. In addition there were 15 property owners in attendance. The meeting was called to order at 9:30 am.

Robert Corder- Secretary's report

- Minutes of February 10, 2015 Board of Director's meeting were presented and approved.
- Website has been updated and functioning.

Elaine Lisenbe- Treasurer's report

- Presented the financils

- Noted that we have about \$17,000 of maintenance fees in pay plans.

Dan Tuft- Gate Operations

- Installation of the new gate is being held up due to the excessive rains we are having.
- Signs for the new lanes and paint are being donated.
- We need help identifying loose dogs so we can handle them. Please identify the owners of dogs you see running loose.

Fred Garland- Maintenance Report:

- Betty announced that she will retire soon. She has agreed to help train a replacement. We have posed newspaper ads. Please help identify qualified candidates.
- I am looking for constructive criticisms on how we can improve our maintenance services.
- Cold weather and the ongoing rains have put us behind schedule both on grass mowing and road patching. This work continues when weather permits.

Elaine- Road Update

- Reported that the Road Committee is active and waiting for the weather to break.
- There was a suggestion to use some of our road base at the boat ramp. The existing road materials are actually used in the road repair process, so we do not anticipate having any left over.

Floor Comments

- Robert noted that the new handicap toilet in the clubhouse needs to have its stall size increased.
- It was noted that rabid raccoons have been seen in the community. They present a danger. Do not approach them.
- There was a question from the floor about foreclosures. They are with our attorney under review.
- There was a floor request to remind neighbors that ACC permits are required for all construction if they are proceeding on a project without one.

Board adjourned to executive session at 10:15 am

- Discussed upcoming election
- Road project
- POA office open position

With nothing further to discuss the Board adjourned at 10:45 am.

Fred Garland, Board Member

APPROVED:

Ted Wiggins, Board President

Cedar Point Property Owner's Association

Board of Directors Meeting

Saturday, February 10, 2015

Board members present were Ted Wiggins, Robert Corder, Fred Garland, Dan Tuft and Elaine Lisenbe. In addition there were 15 property owners in attendance. The meeting was called to order at 9:30 am.

Robert Corder- Secretary's report

- Minutes of January 10, 2015 Board of Director's meeting were presented and approved.
- Website has been updated and functioning.

Elaine Lisenbe- Treasurer's report

- Hanover Suit- awarded \$130K, \$50K received October 31, 2014 and \$80K received January 15, 2015, but we have legal bills to pay (\$24K outstanding).
- Presented financial update as of 1/31/15 and updated budget for FY15.
 - \$87K in Road Acct
 - \$46K in Capital Acct
 - \$155K in Operating Acct
- No real change in position- in the absence of the legal expenses we would be on budget.
- Anticipate 85% collection rate of assessments, which is in-line with previous years.
- Financials will be posted to the POA website.
- The \$10K drawn on the \$25K line of credit with First State Bank of Livingston has been repaid.
- Ultimate goal is to have 3-4 month reserve to cover expenses

- Need to monitor equipment expenditures; we have spent considerable funds repairing equipment. Need to establish better maintenance programs and training of staff. Equipment purchased should be commercial grade going forward.

Fred Garland- Maintenance Report:

- Will work on better training of staff. Summer help will not use any “big” equipment.
- Road patch continues when weather permits.
- Ditch maintenance is in progress, clearing fallen trees, debris, etc.
- POA Truck is in the shop for repairs- not expected to be major repairs.
- Fence at the entrance that was damaged by auto accident has been repaired. Insurance declined to pay, will take driver responsible for the accident to small claims court to seek reimbursement for the expense
- Purchased light bulbs for entrance lighting- CVS will help install.
- Weed killer needs to be sprayed on the edge of the roads.

Elaine- Road Update

- Have been driving the neighborhood taking inventory- in addition to road repairs there are drainage issues to be addressed.
- Reviewing previous contracts for specs, what was done and warranty language to get contractor back to subdivision for repairs that should be covered under the warranty.
- In determining the award of the next phase will consider: price/repaving/rebuild of roads.
- Need to measure width and length of trouble spots.
- Will consider a maintenance contract for the roads

Dan Tuft- Gate Operations

- New gate will have remote control buttons
- Will have two lanes which should provide professional and efficient entry and exit.
- Need to repaint striping and lines at the entrance
- Working on traffic issues at the entrance, goal is to get turn lane and/or blinking light.
- Reviewing “sticker” policy.
- Pallets near front gate have been removed.
- Maintenance building needs to be cleaned up and painted.

Ted Wiggins- Old Business

- Lawsuit- Currently in mediation working toward final resolution. As a part of the settlement with our insurance provider, the insurance company is behind us and will protect the POA if we incur additional costs related to the law suit.
- Currently have 11 accounts facing foreclosure. Have changed counsel representing the POA, as previous counsel was elected as judge.

Ted Wiggins- New Business

- Election of Board members will be held in May.
 - Need nominations- drop bios off at POA office or send via e-mail to POA.
 - Counsel is reviewing process to confirm conformity
- Bulkheads near boat ramp needs professional repair- please do not try to patch with rocks, dirt or anything.
- Two individuals arrested for deer hunting near ponds in Section 6.

Board adjourned to executive session at 11:08 am

- Discussed upcoming election- no decisions made
- Road project- no decisions made
- Trailer clean-up- no decisions made
- Staffing levels- no decisions made
- Purchase of zero-turn mower- no decisions made
- Development of the "Meadow"- no decisions made

With nothing further to discuss the Board adjourned at 11:45 am.

Respectfully submitted,

Robert Corder, Secretary

APPROVED:

Ted Wiggins, Board President

Cedar Point Property Owner's Association

Board of Directors Meeting

Saturday, January 10, 2015

Board members present were Ted Wiggins, Robert Corder, Fred Garland, Dan Tuft and Elaine Lisenbe. In addition there were 16 property owners in attendance. The meeting was called to order at 9:30 am.

Ted Wiggins- President

- Recently billed 2015 Maintenance Fees will be due February 1, 2015 instead of January 10th.
- Holiday Lights/Decorations- special thanks to Carol and Dean Nolan, Dan and Cheryl Yoder and Charles Von Schmidt. The decorations were recognized by the City of Onalaska and Cedar Point won an award for the decorations.
- Minutes from October 9, 2014 meeting were approved.
- Documents related to the special assessment have been filed with the County- as required.
- Goals for 2015:
 - Deed restriction enforcement
 - Deed restriction revision
 - Sales office lease
- Hanover Suit- awarded \$130K, \$50K has been received and we expect the proceeds will cover 80-90% of legal expenses. No other legal updates or developments to report.
- Property taxes on POA property totaled \$4,100 for 2014. Still working to transfer ownership of certain lots with little economic value to County, back taxes on the properties total approx. \$29K. There are several properties that can be sold- they will be identified and posted on the website.
- Foreclosure will happen for residents that do not pay their fees. We currently have 11 accounts in foreclosure.
- Reviewing foreclosure process may change counsel.

Robert Corder- Secretary's report

- Minutes of 10/25/14 Board of Director's meeting were presented and approved.
- Website has been updated and functioning.

Elaine Lisenbe- Treasurer's report

- Presented 12/31/14 results and budget for FY15.
- No real change in position- in the absence of the legal expenses we would be on budget.
- Will post financials on website.

- We have \$10K drawn on the \$25K line of credit with First State Bank of Livingston. Interest is 4.5% pa.
- Motion made and passed to renew the line of credit for an additional year.

Fred Garland- Maintenance Report:

- Working on solution to repair the lights at the entrance.
- Road patch continues, but is difficult with the cold weather.
- Ditch maintenance will be addressed
- Will need to purchase a compressor soon.
- Members brought two items to the member's attention:
 - Local church group Noah's Helpers can help older residents with wheel chair ramps and other repairs, Cheryl or Dan Yoder are the contacts
 - Bulk head at the main boat ramp is washing out. Aggregate may be a short term solution.
 - Left turn from 190 continues to pose a safety concern.
- Road Committee will meet to get started on project.

Dan Tuft- Gate Operations

- No staffing issues.
- To alleviate delays, particularly on busy weekends, propose the POA consider creating two incoming lanes with access controlled by a new electronic gate.
- We have the opportunity to purchase a used gate system for approx. \$2,500 or about ¼ of the original cost.
 - Initial concerns include the cost of maintaining the gate.
- Considering issuing new multi-year stickers

Board adjourned to executive session at 9:45 am.

- Office staffing- working well.
- Procedures for foreclosure, will consult with counsel to confirm procedures are correct.
- Water leak on Knotty Oak, will contact Aqua.
- Discussed road project- no decisions made.
- Further discussed gate proposal, no decisions made.

- Deed restriction project, no decisions made.
- Need to update call list for security system.
- Updated signatories for operating accounts to add Elaine and Fred.

With nothing further to discuss the Board adjourned at 11:35 am.

Respectfully submitted,

Robert Corder, Secretary

APPROVED:

Ted Wiggins, Board President

Cedar Point Property Owner's Association

Board of Directors Meeting

Saturday, October 25, 2014

Board members present were Ted Wiggins, President; Robert Corder, Secretary and Fred Garland, Gate Ops. In addition there were 46 property owners in attendance. The meeting was called to order at 9:35 am.

Dan Tuft was introduced to the members and to fill the board position previously held by Pete Yurgensen (resigned effective September 1, 2014). The nomination was made and the vote passed by the board members present.

Robert Corder- Secretary's report

- Minutes of 9/27/14 Board of Director's meeting were presented and approved.
- Website has been updated and functioning.

Ted Wiggins- Treasurer's report

- No real change in position- in the absence of the legal expenses we would be on budget.
- We drew \$10K on the line of credit with the bank to cover short term needs; we will likely need to make an additional drawing before year end.
- The quarterly maintenance fees due for the 9/30/14 installment are coming in and should help get us back on track.
- Proposed Capital Assessment will also help.

Fred Garland- Maintenance Report:

- Acorn street has been closed because of the wash out. Cars cutting through created a potentially dangerous situation.
- Cannot fix Acorn now, will need to stay closed.
- No other material issues to report.

Fred Garland- Gate Operations:

- Nothing material to report
- We may lose one employee, but have replacement(s) ready.

Ted Wiggins- New Business

- Outlined Foreclosure process:
 - We typically have an 85% collection rate.
 - After 60 days past due, the bill goes to our collection agency. The agency gets 1/3 of everything collected.
 - If still uncollected, our attorney gets involved- sends demand letter and extra fees begin accruing. If no response after 10 days, the foreclosure process begins
- Reimbursement from our insurance carrier, Hanover, for legal expenses is still in the judicial system waiting for judge's ruling.
 - Attempting to settle under a proposal that would guarantee the POA a minimum of \$50K and \$75K is possible. We would limit our top side to net \$120-130K. All remains subject to further negotiations and approval by judge.
- Fielding questions on the road project, Ted confirmed there is a long term plan and generally because of the cost we are limited to repairing small portions based on first on safety concerns followed by traffic flow.
- Deed restriction project will move forward. We have the fundamental changes targeted- goal is to have in place by MAY 2015. Legal counsel will review all actions.
- Holiday Decorations will be put up starting on NOV 1 at 9:00. Looking for volunteers. Light up will be on the night before Thanksgiving
- Halloween Party will be on OCT 31 at 6:00 pm at the POA Fieldhouse
- Holiday Dinner will be on December 5, 2014 at the POA Clubhouse
- In response to questions about maintenance crew efficiencies, Fred will speak to the staff about operating efficiently.

Board adjourned to executive session at 10:21 am

- Reviewed voting results. Both proposed assessments passed- road and capital improvements.

- Discussed roles of Board Members, Dan Tuft will assume responsibility for Deed Restrictions and Fred Garland assumes responsibility for Maintenance and Gate Ops.

With nothing further to discuss the Board adjourned at 11:05 am.

Respectfully submitted,

Robert Corder, Secretary

APPROVED:

Ted Wiggins, Board President

Cedar Point Property Owner's Association

Board of Directors Meeting

Saturday, September 27, 2014

Board members present were Ted Wiggins, President; Elaine Lisenbe, Treasurer, Robert Corder, Secretary and Fred Garland, Gate Ops. In addition there were 53 property owners in attendance. The meeting was called to order at 9:30.

Robert Corder- Secretary's report

- Minutes of 8/09/14 Board of Director's meeting were presented and approved.
- Minutes of 8/30/14 Executive Session of Board of Director's meeting were presented and approved.
- Website has been updated and functioning.

Elaine Lisenbe- Treasurer's report

- In the absence of the legal expenses we would be on budget.
- We drew \$10K on the line of credit with the bank to cover short term needs, collection of maintenance fees for the 9/30/14 installment (for those on quarterly payment plans) should help get us back on track.
- Member questioned whether the cost benefit of gate operation is justified; the member stated the gate serves no purpose and alleged the crime rate has not improved. No evidence was provided to support the claim. The vast majority of other members present at meeting did not agree with member's view on gate operations and the board declined to pursue any further action on this subject matter.

- Will start breaking out gate expenses further on the financial statements.
- Will look to publish financial statement summary on the website.
- Confirmed the Architecture Control Committee collects a road fee from approved improvement projects and the construction of new homes. This fee is collected and used specifically for the repair of the roads.
- A member commented that there is a washout at Knotty Oak/Acorn, Fred Garland agreed to take a look after the meeting. Will also look at holes on Plum Tree.

Fred Garland- Gate Ops report

- No major crime issues to report.
- We have a few slots open for Gate Ops anyone interested is asked to stop by the POA office and submit an application.

Ted Wiggins- New Business

- Deed restriction project is on hold, will pick up again later this year.
- Reimbursement from our insurance carrier, Hanover, for legal expenses is still in the judicial system waiting for judge's ruling.
- Pete Yurgensen has resigned effective September 1. The BoD has begun the process of looking for a replacement member.

Board adjourned to executive session.

- For the Capital Improvement and Road Assessment voting there were not enough votes cast to satisfy the quorum requirement. Per procedure, a second election will be held.
- Discussed the 2014 budget for the remainder of the year- no decisions made
- Ted provided an update on the insurance reimbursement- no decisions made
- Discussed fines related to deed restriction violations- no decisions made
- Discussed replacement of Pete Yurgensen
- Next BoD meeting will be held on October 25,2014.

With nothing further on the agenda the Board adjourned at 11:25 A.M.

Respectfully submitted,

Robert Corder, Secretary

APPROVED:

Ted Wiggins, Board President

Cedar Point Property Owner's Association

Executive Session

Board of Directors Meeting

Saturday, August 30, 2014

Board members present were Ted Wiggins, President; Elaine Lisenbe, Treasurer, Robert Corder, Secretary, Fred Garland, Gate Ops and Pete Yurgensen, Maintenance. The meeting was called to order at 9:30 A.M

- Discussed 2014 budget and \$20K Line of Credit. We will renew the line of credit and make administrative adjustments to signature cards, etc following the election and change in board members.
- \$60K in maintenance fees is projected to be collected by year-end, but we expect expense to be equal to this amount. We will likely need to borrow \$10K on the line of credit before year end.
- To relieve some of the financial pressure, we are proposing a \$100 assessment for capital improvements recovery.
- Discussed 2015 road budget and will propose a \$200 assessment
- We need to explore replacing the tractor or as a temporary fix replacing the engine- no decision made.
- A motion was made and passed to approve the waiver of the \$250 road fee related to five loads of fill dirt for repair of culvert. Normal fees will apply to all future dirt brought in.
- After Labor Day, the pool will only be open on weekends.
- As a result of scheduling conflicts, the next Board of Directors meeting will be September 27.

With nothing further on the agenda the Board adjourned at 11:15 A.M.

Respectfully submitted,

Robert Corder, Secretary

APPROVED:

Ted Wiggins, Board President

Cedar Point Property Owner's Association

Board of Directors Meeting

Saturday, August 9, 2014

Board members present were Ted Wiggins, President; Elaine Lisenbe, Treasurer, Robert Corder, Secretary, Fred Garland, Gate Ops and Pete Yurgensen, Maintenance. In addition there were 13 property owners in attendance. The meeting was called to order at 9:30.

Robert Corder- Secretary's report

- Minutes of 6/21/14 Board of Director's meeting were presented and approved.
- Website has been updated and functioning

Elaine Lisenbe- Treasurer's report

- In the absence of the legal expenses we would be on budget.
- Pursuing our insurance carrier for reimbursement of legal expenses, difficult to predict the outcome

Pete Yurgensen- Maintenance report

- Erosion around culvert near entrance on Cedar Point drive is quickly become a trouble spot that will need to be addressed. We have a bid of \$11K to repair, but might make sense to wait and repair with the 2015 road project.
- Pool vandals have struck again- close to \$1,000 in damages. Ultimately the solution will likely be upgraded surveillance system.
- Our tractor is in the shop again, we are using residential equipment; the next purchase should be commercial grade.

Fred Garland- Gate Ops report

- No major crime issues to report.
- Residents continue to call the Gate instead of the Sheriff.
- On heavy traffic weekends we are trying a new approach of keeping the right lane open for residents
- Deed restrictions, two generations of staff, hired someone to handle letters on a piece work basis, confirmed that per Texas property code letters must go by certified mail
- Consider paying someone to patrol on hourly basis

- Gearing up for deed restriction violation push, there were some mistake made in the past, but we have learned from them.
- There are no foreclosures for deed restriction violations- only for failure to pay maintenance fees/capital improvement assessments.

Ted Wiggins- New Business

- Question on collection rates- historically we have collected 85% of assessments resulting in a 15% default rate.
- Deed restriction update project is continuing
- Reimbursement from our insurance carrier, Hanover, for legal expenses is still in the judicial system waiting for judge ruling

Board adjourned to executive session.

- Discussed legal fees and the 2014 budget for the remainder of the year- no decisions made
- Discussed personnel matters- no decisions made
- Road project for 2015- no decisions made

With nothing further on the agenda the Board adjourned at 10:45 A.M.

Respectfully submitted,

Robert Corder, Secretary

APPROVED:

Ted Wiggins, Board President

Cedar Point Property Owner's Association

Special Board of Directors Meeting

Monday, June 23, 2014

Board members present were Ted Wiggins, President; Fred Garland, Gate Operations, Pete Yurgensen, Maintenance, which made a quorum. The meeting began at 6:08PM.

Topics discussed were:

- A vote on an offer for the Hannover suit.

- The resignation of one of the POA office staff.

The meeting adjourned at 6:35PM.

Respectfully submitted,

Fred Garland, Board Member

APPROVED:

Ted Wiggins, Board President

Cedar Point Property Owner's Association

Board of Directors Meeting

Saturday, June 21, 2014

Board members present were Ted Wiggins, President; Elaine Lisenbe, Treasurer; Fred Garland, Gate Operations, Pete Yurgensen, Maintenance. In addition there were 18 property owners in attendance. The meeting was called to order at 9:35 AM.

Ted introduced the new board.

Elaine presented the Treasurer's report:

- Without legal fees, we are in good shape for covering our operating costs.
- There was a request from the floor to split out the gate expenses. Ted agreed.
- There was a request from the floor to continue the road program. Ted responded there will be a decision in the next 30 to 60 days.
- Pete noted that he will get with Danny and Scott then plan for road inspection and maintenance.

Pete presented the maintenance report:

- A maintenance schedule has been put together for routing maintenance.
- The Cedar Point Drive drain culvert problem can be fixed mostly without digging into the road. It will be addressed more fully when the ground dries up.
- Vandalism at the pool will cost about \$500 to repair. A \$500 reward is being offered for information leading to conviction. This is not a POA expense, and donations are appreciated.

- There was a suggestion to put locks on both the inside and outside of the pool gate.
- Anyone noticing vandalism is requested to record date and time, and get pictures if it is possible to do so safely. Please give all information to the POA. For your own safety, do not confront the offenders.
- A suggestion from the floor noted that Memorial Point solved the problem by limiting access hours. Pete will call them to see what they did.
- A comment from the floor noted that cars were stopping nearby and letting kids get off who were walking into Cedar Point.
- Pete found an extra water meter that left alone would cause an additional water connection fee. Aqua said we could tie the line into an existing meter since all usage would get billed.

Fred presented the gate operation report:

- Again, please report dogs running loose. We need name of owner, date and time, description of the dog, owner's address if known, picture if possible.
- Reported there had been a pit bull attack on a resident and that resident's dog.
- There was a request from the floor that numbered stickers be required for all golf carts.

Old business:

- Pete reported on foreclosures:
 - Procedures have been updated, especially the amount the POA would bid, and how we would handle attorney fees. It is the responsibility of the buyer to take care of fees and taxes.
 - Of 23 properties, five went to the POA. The POA then sold them and received about 38% of the appraised value for a net of about \$10K. Nine of the properties up for delinquent fees and the owners reclaimed them by paying the fees. Net to POA was about \$10K. 11 properties are currently at the attorney's office with \$18K of delinquent maintenance fees, plus a \$600 attorney fee for each. The court date to reclaim them is early July. We will accept 25% of appraised value plus maintenance and attorney fees. Properties will be sold at a Sheriff's sale.
- Ted reported on several items:
 - There is a Deed Restriction update draft. We need to amend the Articles of Incorporation for amending the Deed Restriction.
 - The board needs to vote whether to move forward with a proposal to change voting rights.
 - The Hannover suit is moving forward. We and they have both filed a Motion for Summary Judgment. There have been offers and counter offers, but no settlement yet.

- Some of the board's goals will be discussed at the next meeting: Articles of Incorporation; Deed Restriction proposal; sales office lease; expense structure; Deed Restriction enforcement; Improving POA communication and effectiveness.

The meeting ended at 10:50 AM and the board members held an executive session where the following were discussed:

- Finances
- Hannover suit
- Architecture Control Committee
- Deed Restriction enforcement
- Authorized signers

The executive session ended at 11:10 AM.

Respectfully submitted,

Fred Garland, Board Member

APPROVED:

Ted Wiggins, Board President

Cedar Point Board of Directors

Executive Session

Saturday, May 10, 2014

The newly elected BOD for 2014/2015 met in Executive Session after the Annual meeting to take care of items that are required for the running of the sub-division. The meeting was called to order at 1pm at the POA office located at 215 Cedar Point Drive, Livingston TX 77351

The results of the election were reviewed and ratified.

Officers for the years 2014/2015 were appointed. They are as follows :

- 1) Ted Wiggins – President

2) Robert Corder – Secretary

3) Elaine Lisenbe – Treasurer

4) Fred Garland – Director

5) Peter Yurgensen – Director

Peter Yurgensen was appointed / authorized to continue to run the administrative affairs of the subdivision on a day to day basis.

Passage of the amendment to the BY-Laws to allow for staggered terms of directors was passed by in excess of a 2/3 majority. It was decided that Positions 3 & 5 would initially fill a two (2) year term and Positions 1,2, & 4 would initially fill a one (1) term and be scheduled for election at the annual meeting in 2015.

Registered agent for the organization will be the President at the POA's normal business address.

Cedar Point Property Owner's Association

Board of Directors Meeting

Saturday, April 19, 2014

Board members present were Pete Yurgensen, President; Robert Corder, Secretary; Fred Garland, Gate Operations, Scott Lawrence, Maintenance. In addition there were 20 property owners in attendance. The meeting was called to order at 9:30 am.

Scott Lawrence provided the Maintenance report:

- Reported on a meeting he and Fred had with Danny Christensen regarding the roads. They reviewed our needs and responsibilities. Danny will provide a quote for repair work. Fred will report more on that meeting below.
- There has been work done filling potholes. Our maintenance crew will be on the lookout for others needing repair.
- The pool is receiving once-a-week service. That is fine for the off-season.
- We have a new motor for the Gravelly.
- We have a new truck.
- There have been repairs on the front fence.
- The office has been painted.
- We will be needing a new AC unit for the clubhouse.

Robert Corder provided the Secretary report:

- Minutes of 3/8/14 Board of Director's meeting and called Executive Session were presented. Pete motioned to approve them. Fred seconded. Motion carried.

Ted Wiggins provided the Treasurers report:

- We have received \$80K. \$77K was normal maintenance fees. The balance was from ACC permits.
- We have expenses of \$100K, primarily legal expenses of \$24K in 2014. This may or may not improve. We have a current legal liability of \$60K and expect an appeal.
- We hired a consulting attorney on a contingency basis to pursue claim collection with Hannover.
- Carpenter's 6th amended petition requested a new trial. The judge denied the request. This was a formality that was needed in order to appeal. We likely will not know for 18 months or longer (typical time for appellate court to do their review.)
- We have instructed our attorney to request damages from the plaintiffs.
- There was an open discussion with audience participation regarding the upcoming election.
- The Deed Restriction Committee proposal had been received back from the attorney. Next step is to review his comments.

Pete Yurgensen Noted in response to a question from the floor that anyone running for the board cannot be involved in counting the ballots.

Fred Garland provided the Gate report:

- Gate operations are running as usual. There is nothing extraordinary to report.
- There are several outstanding violation letters, specifically for loose dogs. Again, we are thankful to the residents who submitted complaints and identified owners of several dogs running loose. Please keep the complaints coming along with a description of the dog and the owner's address. If possible, a picture of the dog helps a lot. Complaints can be submitted online or at the POA office.
- A show of hands indicated that about 80% of those present objected to letting people through the gate to visit yard sales that are not held at the same location (pavilion) as the community sale.
- A suggestion was made from the floor that stickers be restricted to residents. We will review our policy and practice.

Robert Corder reported on the following old business:

- \$15K worth of liens have been filed with County on people who have not paid their past due maintenance fees.
- Of 13 foreclosure letters, 9 settled up and paid the amounts owed. There are still 4 left.

- The annual meeting and election will be Saturday, May 10.

Fred Garland provided more detail on the Danny Christensen meeting:

- Danny followed the specifications we gave him regarding road build. He is not at fault for not following our instructions.
- Current problems have their roots in the subsoils. It is impossible to know what lies beneath without core samples.
- The original road committee considered getting core samples, but decided against it due to cost.
- Without core samples, there was no indication that anything different should be done in laying the roads.
- Accordingly, Danny is not at fault for the current problems we are having with our roads. We refused to provide the tools that would have given him the information necessary to make procedural adjustments.

At 10:20 the Board adjourned to executive session and discussed:

- Upcoming election
- Deed restrictions
- Exchange of knowledge between the current board and the next board

With nothing further on the agenda the Board adjourned at 11:05 A.M.

Respectfully submitted,

Fred Garland, Board Member

APPROVED:

Pete Yurgensen, Board President

Cedar Point Property Owner's Association

Board of Directors Meeting

Saturday, March 8, 2014

Board members present were Pete Yurgensen, President; Robert Corder, Secretary; Fred Garland, Gate Operations. In addition there were 11 property owners in attendance. The meeting was called to order at 9:34 am.

Pete Yurgensen provided a status report on the Carpenter / Ward suit:

- Submitted POA Motion for Summary Judgment to 411th District Court regarding Jack Carpenter's claim to be developer of Cedar Point. The judge has made a final ruling that Carpenter is not a developer and has no standing.
- We are filing a petition for expense recovery. That decision is up to the judge.
- We have filed a suit against our insurance company for not covering our legal expenses. Will probably not be successful. We need to look into changing agents, our current one does not seem to have our best interest in mind as far as D& O coverage is concerned.
- Currently have slightly in excess of \$110K in operating accounts. Have only one payable of significance, \$49K to Bartley & Spears

Robert Corder provided the Secretary and maintenance reports:

- Minutes of 2/8/14 Board of Director's meeting and called Executive Session were presented. Fred motioned to approve them. Pete seconded. Motion carried.
- We are on track year to date for budgeted expenses.
- We purchased a new motor for the Gravelly.
- The clubhouse air conditioner is limping along and will need about \$3,000 of work for bearings and thermostat.
- Our maintenance truck has died. Charles donated \$5,000 to the POA so we can buy a replacement truck.

Fred Garland provided the Gate report:

- Gate operations are running as usual. There is nothing extraordinary to report.
- In response to the ongoing discussion regarding dogs running loose: We are thankful to the residents who submitted complaints. Letters have been sent to the offenders. This is the only way we will get the dogs under control. Please keep the complaints coming along with a description of the dog and the owner's address. If possible, a picture of the dog helps a lot. Complaints can be submitted online or at the POA office.
- A reminder that gate personnel will not call the sheriff for you. As the gate attendants did not observe the event, they have no firsthand knowledge, so no basis to make a report. The observing/complaining party should call the sheriff directly.
- Another reminder: we cannot keep an owner out of the community. Do not call the gate and tell them not to let your spouse in. That is a domestic matter for you to resolve. If needed, take the matter up with an attorney, not with the gate.

- There have been a few recent break-ins. Information regarding suspects has been given to the police.

Robert Corder reported on the following business:

- \$13K worth of liens have been filed with County on people who have not paid their past due maintenance fees. It is economically unfeasible to foreclose on these properties because of delinquent taxes and other mortgages. Hopefully the properties will sell and we can recover some of this cost.
- Any property owner who was delinquent on 2014 maintenance fees as of 03/01 was charged late fee. A reminder notice was sent out to bring accounts up to date, if not paid all delinquent accounts will be sent to Collections Unlimited
- Certified letters were mailed by our trustee to thirteen accounts on January 12th. They have thirty days to pay delinquent maintenance fees in full, including legal fees. As of yesterday only six individuals had responded and set up payment plans. Foreclosure process will continue on those who have not made contact, set up plan or paid.
- We need competent individuals to serve on Board, If interested please submit name and short resume to office no later than April 1st so we can send out ballots for those who wish to vote absentee. Elections will be held at annual meeting in May.
- Charles opened his books to A & R. A review of his expenditures on Sections 1,2,3,& 5 since 2006 showed that he spent \$454K on behalf of POA and only charged us \$59K. This shows a substantial investment (\$395K) on his part to enhance Cedar Point.
- Board has proposed a change in by-laws which include staggered elections and length of term to be served by individual Board members. Ballots will be mailed to all members.

At 10:00 the Board adjourned to executive session and discussed:

- Suit follow-up
- Delinquent letters
- Upcoming election
- April meeting will be the 3rd week, not the 2nd
- Deed restrictions

With nothing further on the agenda the Board adjourned at 11:30 A.M.

Respectfully submitted,

Fred Garland, Board Member

APPROVED:

P. Yurgensen

Pete Yurgensen, Board President

Cedar Point Property Owner's Association

Board of Directors Meeting

Saturday, February 8, 2014

Board members present were Pete Yurgensen, President; Ted Wiggins, Treasurer, Robert Corder, Secretary, Fred Garland, Gate Operations; and Scott Lawrence, Maintenance in addition there were 20 property owners in attendance. The meeting was called to order at 9:10.

Ted Wiggins Gave an update on our current financial position.

- We will need a special assessment to cover legal fees from the Carpenter lawsuit.
- We will attempt to collect from insurance and the plaintiff.
- Legal proceeding update: we have filed a motion for summary judgment. All paperwork is to be to the judge by 2/28. There will be no oral arguments, so no observer attendance. The judge will read the arguments and make a decision within 2 weeks.
- We have paid off our letter of credit. We now only owe Bartley and Spears.
- When we receive a returned check, any charges are passed to the maintenance account of the sender. If you don't have money in your account, don't write us a check, as it will only cost you money.

Scott Lawrence

- Found a new motor for the Gravelly as a stop gap to a new purchase.
- Will look into buying a new mower in the spring.
- We continue to repair roads with crushed concrete and follow up on current road conditions.
- We will need to repair the clubhouse AC at some point.

Fred Garland

- Gate operations are normal.
- Again made a request for volunteers to help with deed restriction identification and notification. There was an ensuing discussion regarding loose dogs. Please submit a report to the office. We need the date, address of the owner, and description of the dog. It helps if you can supply a picture, but it is not essential for us to send a letter.

- We are not police. If a resident calls someone in, we let them in. If another resident does not want them on their property, they need to call the sheriff. We cannot complain on your behalf. Same with any other complaints about neighbors.

Robert Corder

- Update on delinquent accounts and foreclosure notices. We have set up pay plans for several individuals.
- We need candidates for the upcoming Board election. We would like to announce the election and candidates by April 1.
- Our property taxes are \$3,000.
- A proposed update to the deed restrictions is being reviewed by our attorney.
- The POA office is now open 6 days per week.
- We are looking at creating overlapping terms for Board members to help with continuity.
- There was a question from the floor on voting structure. That will be in the deed restrictions.
- In 2006, the tax base for Polk County was \$2.3B, and while for Cedar point it was \$23M. Presently, Polk County is at \$3.4B and Cedar Point is at \$49M. So while the county went up 48%, we went up 108%. So things are much better now than they were in 2006. We are a growing community!

The Board adjourned to executive session.

- Discussed legal fees and the 2014 budget.
- Discussed the law suit.
- Discussed the election..

With nothing further on the agenda the Board adjourned at 11:25 A.M.

Respectfully submitted,

Fred Garland, Board Member

APPROVED:

Pete Yurgensen, Board President

Cedar Point Property Owner's Association

Board of Directors Meeting

Saturday, January 11, 2014

Board members present were Pete Yurgensen, President; Robert Corder, Secretary; Ted Wiggins, Treasurer; Fred Garland, Gate Operations; and Scott Lawrence, Maintenance. In addition there were 16 property owners in attendance. The meeting was called to order at 9:40 am.

Robert Corder provided the Secretary's reports:

- Minutes of 12/14/13 Board of Director's meeting and called Executive Session held 01/04/2014 were presented. Ted motioned to approve them. Pete seconded. Motion Carried.

Ted Wiggins provided the Treasurer's report:

- We are finalizing the 2013 numbers.
- Revenue was \$304,500 from maintenance fees and other assessments. Expenses totaled \$332,800 for a net \$28,300 shortfall.
- The largest part of the deficit was \$27,500 for accounting and legal expenses relating to the JCPMS lawsuit.
- We are projecting a break even position for 2014 with budgeted expenses of \$331,000 against expected revenue of about the same amount.
- 2014 maintenance fee payments received to date total in excess of 111K. Thank you to all who are paying in full. This has been a big help.
- We have the following current liabilities:

○ Bartley & Spears	\$38K
○ Line of credit	\$15K
○ Accrued property tax	\$3.8K
○ Kubota	\$4K
○ Auditor	\$1K
○ Total	\$61.8K
- Ted moved that we pay off the LOC to reduce interest cost. Fred seconded. All approved.

Scott Lawrence provided the Maintenance report:

- We are looking at options of repair/replace the mower.
- There is a freeze leak in the bath near the pavilion.

- There is a problem with the heating/cooling for the clubhouse. Estimated cost to fix is \$3K. We have spent nearly \$500 on temporary fix. Have decided not to do major repair until absolutely necessary.
- There is a missing cap board on the bulkhead at boat ramp 5. This will be repaired.

Fred Garland provided the Gate report:

- Gate operations are running as usual. There is nothing extraordinary to report.
- In response to a discussion at the last meeting regarding dogs running loose: We do not have the manpower to respond to requests to go observe a dog running loose. The request was made that residents should get a picture of the dog, then submit (online or at POA office) the picture along with date, time, and owner's name. That is sufficient information for us to follow up with letters and other means as appropriate.
- Robert noted that people are still calling the gate asking gate personnel to call the sheriff on various matters. As the gate attendants did not observe the event, they have no firsthand knowledge, so no basis to make a report. The observing/complaining party should call the sheriff directly.
- Ted asked about deed restriction enforcement plan. Fred expects to have that by February.

Robert Corder reported on the following:

- We currently have \$15K at Collections Unlimited. Will turn over additional \$8K of delinquent 2013 accounts to them.
- Reiterated the good success we are having on collection of 2014 maintenance fees.
- Turned 13 delinquent accounts over to new trustee to begin collections/foreclosure process. This represent \$23K past due.
- We are looking for good Board of Directors candidates. Please indicate your interest (or nominations) through the website or at the POA office.

Ted Wiggins commented on deed restrictions:

- We expect to have a draft soon.
- There are a few legal issues being researched.
- Once finalized, there will be several informational meetings with the community.
- We are hoping this will happen by the end of March.

Robert Corder reported on the following:

- Our trustee has excused himself in order to be able to run for office. After interviewing several candidates the BOD has appointed Dustin Andreas as our new trustee.

- The Board has approved and instructed our attorney to be present and represent the POA at any depositions of current Board members, prior Board members and employees of the Association.
- The Board is seeking an insurance attorney to give an opinion in our suit against Hanover regarding reimbursement for legal expenses.

Additional items from the floor:

- Responding to a question about the roads, Scott noted that he will try again to talk with Danny Christensen about it.
- Pete Yurgensen submitted the following document to be read:

“Mr. Secretary,

I would like to enter into the minutes that Mr. Carpenter / JCPMS has filed a motion with the Polk County Clerk to prevent the POA from collecting maintenance fees on his properties claiming he is the developer and not required to pay.

Never mind the fact that Mr. Carpenter has stated in a public forum that everyone, including Mr. Von Schmidt, who owns property in Cedar Point should be required to pay maintenance fees on every lot owned.

The property owners of Cedar Point, including those who have supported and helped Mr. Carpenter and Ms. Ward over the last couple of years, need to recognize what these individuals have cost the sub-division.

If Mr. Carpenter is in truth the developer, as he claims, where has his contribution been?

Look at some of the things that have been done with the assistance of Mr. Von Schmidt on behalf of the POA:

- New guard shack and entry lights
- Reworked POA office.
- Repair of pavilion.
- Repair of clubhouse.
- Repair of docks and boat ramps.
- Road repair.
- Drainage.
- Hurricane clean-up

The POA has not received even one dollar of support for these projects from JCPMS. Instead, the POA has spent \$100,000 to defend itself in the lawsuit where JCPMS is the plaintiff.”

Mr. Carpenter then requested to speak for the record and requested that his comments be included in the minutes

- Mr. Carpenter stated that the only reason he filed his motion is because the Judge ruled he had no standing since he had incurred no damages. His lawsuit was dismissed, and this will give him standing.
- Mr. Carpenter further stated that he has not changed his opinion and thinks that every single person should pay maintenance fees on each and every lot they own. He further stated that as soon as the judge rules that he is the developer he will pay his full share of maintenance fees on every property it owns.
- A resident commented that if he (Carpenter) has not paid his maintenance fees the POA should foreclose on his properties. Mr. Carpenter responded "I want you to foreclose on me because that will give me standing."
- A resident asked Mr. Carpenter what he has done for Cedar point. Mr. Carpenter replied, "I developed Cedar Point by rights granted me from the previous developer." The question was repeated. Mr. Carpenter gave the same response a second time. When the question was repeated a third time, Mr. Carpenter declined to reply.
- A resident expressed "disgust" that a man who decimated the development may now be a developer.

At 10:10 the Board adjourned to executive session.

- Agreed to amend by-laws to have Board of Directors serve staggered terms, will consult with counsel to confirm process
- Board is reviewing Economic Analysis as a part of an overall analysis- no decisions made.
- Discussed budget for 2014 and maintenance fee structure- no decisions made.
- Discussed JCPMS lawsuit- no decisions made.
- With nothing further on the agenda the Board adjourned at 11:30 A.M.

Respectfully submitted,

Fred Garland, Board Member

APPROVED:

Pete Yurgensen, Board President

Cedar Point Property Owner's Association

Executive Session

Board of Directors Meeting

Saturday, January 4, 2014

Board members present were Pete Yurgensen, President; Ted Wiggins, Treasurer, Robert Corder, Secretary, Fred Garland, Gate Operations and Scott Lawrence, Maintenance. The meeting was called to order at 9:00 A.M.

- Discussed POA lease of office to Charles Von Schmidt (CVS)- no decisions made
- Agreed to engage new trustee to handle foreclosures and related collection activities.
- A draft of the Economic Analysis was presented for review by the Board
- Discussed deed restriction revision- no decisions made
- Discussed personnel issues- no decisions made
- Discussed tractor and the need to explore replacement- no decisions made.

With nothing further on the agenda the Board adjourned at 10:30 A.M.

Respectfully submitted,

Robert Corder, Secretary

APPROVED:

Pete Yurgensen, Board President

Cedar Point Property Owner's Association

Board of Directors Meeting

Saturday, December 14, 2013

Board members present were Pete Yurgensen, President; Ted Wiggins, Treasurer, Robert Corder, Secretary and Scott Lawrence, Maintenance. In addition there were nine property owners in attendance. The meeting was called to order at 9:30.

Robert Corder- Secretary's report

- Minutes of 11/9/13 Board of Director's meeting were presented and approved.

Ted Wiggins- Treasurer's report

- Expect to run very tight on funds through year-end with shortfalls covered by the line of credit.
- Should be good after January 1 as maintenance fees begin to come in for 2014.

Scott Lawrence- Maintenance report

- Continue to have mower problems and the repair cost is likely to exceed the value of the equipment, time to start looking for a replacement mower.
- No other major issues to report.

Robert Corder- Gate report

- No major issues to report.
- Residents continue to call the Gate instead of the Sheriff.

Robert Corder- Old Business

- Collections Unlimited is still working on \$16K hopefully by year end.

Robert Corder- New Business

- We sold one property last month.
- Do not know the status of the request to the County Judge to hand over all property with delinquent taxes owed by the POA. A meeting is scheduled for next week with the County Attorney to discuss further.
- 2014 maintenance fee invoices will be mailed on Monday, December 16. As with last year payment plans are available, but if possible we are requesting that members pay for the entire year by January 10, 2014.
- Awaiting ruling from Judge on our request to expunge "rule 11" so we can hold elections. Request was submitted on December 6. We are going to need competent individuals to serve on the Board- if you are interested please submit your name and a brief resume to the office by the end of January.
- We have had a Texas Workforce and Department of Labor audits within a three month period. This is highly unusual. We passed both audits.
- Board adjourned to executive session.
 - Discussed legal fees and the 2014 budget- no decisions made
 - Discussed personnel matters- no decisions made
 - Need to wrap up and prepare report of the Economic Analysis
 - Discussed the need to revise the By-laws with regard to Board members serving staggered terms- no decisions made.

With nothing further on the agenda the Board adjourned at 10:45 A.M.

Respectfully submitted,

Robert Corder, Secretary

APPROVED:

Pete Yurgensen, Board President

Cedar Point Property Owner's Association

Board of Directors Meeting

Saturday, November 9, 2013

Board members present were Pete Yurgensen, President; Ted Wiggins, Treasurer, Robert Corder, Secretary, Fred Garland, Gate Operations; and Scott Lawrence, Maintenance in addition there were 40 property owners in attendance. The meeting was called to order at 9:30.

Pete Yurgensen

- Minutes of 10/19/13 Board of Director's meeting were presented and approved.
- Noted that we are looking for potential Board of Directors members

Robert Corder

- Read the new rules of order for Board meetings. These rules were established so that all who wish to speak are afforded the opportunity and to prevent any one individual from dominating the discussion during the question and answer period on any given subject.

Ted Wiggins

- Noted that because of legal expenses to defend law suits, our funds will not cover expenses through year end and we will need to borrow from our line of credit
- Made a request that folks pay their 2014 dues as soon as possible.
- There was a suggestion that we bill for 2014 in 2013. It was noted that cannot be done.
- Said that we will be trying to sue our insurance company. Jack Carpenter said he would change his pleadings if that would help with the suit.

Scott Lawrence provided the Maintenance report:

- He is talking with contractors on the road problems from the last build. The contractor missed the last meeting. Scott will send registered letter if he misses another.
- There was discussion about having our maintenance guy do some patching.
- Noted that he wants to keep our second maintenance person, as he is a good worker, and it will be difficult to replace him once we let him go. Further, Ken has been talking about retiring, so there is also a succession concern. A discussion followed on this topic with points of view expressed both for and against. Board to discuss personnel matter in executive session.

Fred Garland provided the Gate report:

- Again made a request for volunteers to help with deed restriction identification and notification.
- There was a discussion about the need to beef up enforcement of deed restrictions.
- There was discussion about a possible pit bull, and loose dogs in general.
- We are not the police. If a resident calls someone in, we let them in. If another resident does not want them on their property, they need to call the Sheriff. We cannot complain on your behalf. Same with any other complaints about neighbors.

Robert Corder:

- Noted that approximately 15% fall out on assessments. We are working out pay plans with some owners. We have begun foreclosure on six owners.
- Collections Unlimited is still working on \$16K hopefully by year end.
- All owners delinquent on 2013 maintenance fees have been charged late fees.
- We sold four properties last month.
- 2014 maintenance fee structure has been established. There will be a 7% increase over 2013. The budget for 2014 based on these fees has been set at break even.
- Charles Von Schmidt has agreed to pay maintenance fees on each lot he owns in lieu of the ten (10) lot cap. We are still working out the specifics with Charles but this should mean a several thousand dollar increase in operating capital. A change in the deed restrictions is being prepared to accommodate this structural change.
- JCPMS request for reconsideration was denied by the judge. Appeals court is the only avenue left on that suit.
- Our attorney has requested that Rule 11 be set aside so we can hold elections. The request should be considered December 6. Jack Carpenter had stated in the open session of the October BOD meeting that he would not oppose the request.
- POA maintenance personnel will not do work on private property while on POA time. Please do not ask for this service. It is OK to ask them if they would contract privately when they are on their own time.

- We are passing on 2014 road construction vote until later in the year due to manpower, current road problems, etc. That will be left to the next BoD.
- A suggestion was made that when the next road build is approved, we hold back 10% for contingencies. Membership was informed that we already do this as part of our contract with the provider.
- It was noted that renters are required to abide by the deed restrictions. Landlords are held responsible for the actions of their renters when a deed restriction violation is noted.

Additional items from the floor:

- Jack Carpenter noted that if we sign "no interest" papers, it may accelerate county takeover of unwanted properties.
- Jack also stated that we should have set aside a budget contingency for 2013 and we need to set one aside for 2014 as it is just good business practice. He was reminded that the POA had nearly a \$70,000 contingency when we started 2013, but we had to expend every dollar of it defending the POA against his lawsuit.

Board adjourned to executive session.

- Discussed legal fees and the 2014 budget.
- Discussed giving properties to the county.
- Discussed the impact on the POA of ObamaCare.
- Agreed to keep the second maintenance person.

With nothing further on the agenda the Board adjourned at 11:25 A.M.

Respectfully submitted,

Fred Garland, Board Member

APPROVED:

Pete Yurgensen, Board President

Cedar Point Property Owner's Association

Board of Directors Meeting

Saturday, October 19, 2013

Board members present were Pete Yurgensen, President; Fred Garland, Gate Operations; and Scott Lawrence, Maintenance in addition there were 40 property owners in attendance. The meeting was called to order at 9:40 am.

Pete Yurgensen provided the Secretary's and Treasurer's reports:

- Minutes of 8/10/13 Board of Director's (BoD) meeting and called officer's meetings on 08/13 & 08/30 were presented and approved.
- We are projecting a shortfall of \$24.4K for 2013 and will need a loan to meet expenses.
- At this point, Jack Carpenter disrupted the meeting. The audience was extremely vocal and demanded that he either stop or leave.
- Pete continued discussing the shortfall and noted that the Board had reviewed every expense and found nothing significant to cut
- Jack Carpenter demanded we get rid of the gate. The audience responded in unison with a very loud "No!"
- Scott reiterated that we reviewed every expense then noted that the pool and gate stay.
- Offering a solution, a resident began with "Now that the suit is behind us ..." Carpenter replied "The suit is not over. It is under appeal."
- A suggestion came from the floor to prepay some 2014 maintenance fees in October. Pete noted that we cannot change the fee period from calendar year without a change to deed restrictions.
- It was asked and confirmed that we will cut back to one maintenance guy for the winter.
- Pete and Ted talked with the appraisal district. Because of the exclusive use clause in the lease for Charles' office the taxes will go up slightly on that part of Reserve B. Charles has agreed to pay the added taxes.
- Jack Carpenter noted that he met with the appraisal district, and as a result of that negotiation, "the POA can expect its taxes to go up 500%."

Scott Lawrence provided the Maintenance report:

- Scott will talk with Danny Christensen about road conditions. Cheryl Yoder presented a portfolio of pictures illustrating some "before and after" problems. She also provided maps to be used in the discussions.
- There was additional discussion about types of problems, reparability, etc.
- It was noted there were a few trees down on POA property that need to be removed.
- The lawn mower has been down several times and is in need of repair.

Fred Garland provided the Gate report:

- Gate manpower is at full staff.
- Again made a request for volunteers to help with deed restriction identification and notification.
- Followed up on a question from the August meeting: The gate personnel report that there are a significant number of people being refused entry to the community.

Peter Yurgensen reported on the followings:

- The use of Collections Unlimited has been partially successful. We spent \$11K to get \$33K.
- We will look for a cheaper solution.

Additional items from the floor:

- Jack Carpenter announced that “JCPMS has been named developer by both Dallas and Polk Co courts.”
- It was noted from the floor that a developer puts in roads and other improvements. Upon being asked what he planned to provide as developer, Jack was silent.
- The question was raised whether we could now have elections. Pete noted that CVS was in agreement. Carpenter stated that he has no objections.
- Pete noted that we cannot move forward with an election until rule 11 is set aside. He also asked for anyone wishing to run to drop off their resume at the POA office.
- The floor asked what will be done with the survey regarding voting. Pete noted that we will have a committee review the deed restrictions and suggest changes.
- Pete noted that he met with a Senator Nichols who indicated he will be meeting with property owners associations (rather than just lawyers) around the lake prior to 2015 Legislative session on the next set of regulations applying to POAs.
- A statement from the floor was directed at Jack Carpenter, noting the person had not seen anything he had done for the community; that he had put the community into a financial crisis; and demanded to know what he had done. Jack refused to respond.

Board adjourned to executive session.

- Discussed the 2014 budget.
- Discussed and approved a 7% increase in maintenance fees for 2014. Budgeted expenditures will equal forecasted revenues
- Discussed the disposition of properties owned by the POA. County Judge to receive letter offering property to Polk County Trust
- With nothing further on the agenda the Board adjourned at 11:25 A.M.

Respectfully submitted,

Fred Garland, Board Member

APPROVED:

Pete Yurgensen, Board President

Cedar Point Property Owner's Association

Board of Directors Executive Session Meeting

Friday, August 30, 2013

Members Present: Pete Yurgensen, Ted Wiggins, Scott Lawrence and Robert Corder. In addition the POA's counsel Neil McLaurin from Bartley & Spears, P.C. was present.

The meeting was called to order at approximately 10:00 am on Friday, August 30, 2013 at conference room facilities at 1287 US Hwy 59 N, Cleveland, Texas.

Minutes:

The meeting was called to discuss the status of the JCPMS lawsuit and our strategy.

Attempts at mediation have not been successful and Neil advised that the ball was in Plaintiff's court and he was anticipating they will declare mediation at an impasse. Neil has revised several motions and was going to submit them to court as soon as he was informed of the impasse and would schedule a court date for hearing on our revised motions. We also discussed economic analysis and procedures for possible changes to deed restrictions regarding maintenance fee structure and voting rights. Also discussed ways to inform property owners of what was transpiring without violating rules of mediation or Rule 11. No formal decisions were made.

There being no further business the meeting adjourned at approximately 1:30 pm.

Respectfully submitted,

Robert Corder, Board Secretary

APPROVED:

Pete Yurgensen, Board President

Cedar Point Property Owner's Association

Board of Directors Meeting

Saturday, August 10, 2013

Board members present were Peter Yurgensen, President; Robert Corder, Secretary and Fred Garland, Gate Operations; Ted Wiggins, Treasurer and Scott Lawrence, Maintenance in addition there were 14 property owners in attendance.

Robert Corder provided the Secretary's report:

- Minutes of 7/13/13 Board of Director's (BoD) meeting will be reviewed in the Executive Session.
- Audit update, field work almost completed, report will follow in the coming weeks.

Ted Wiggins provided Treasurers' report

- Power was out- unable to provide print reports.
- Operating account has approx. \$39K
- Approx. \$26K goes out every month
- Will likely need to draw on \$25K credit facility in the Fall.

Fred Garland provided the Gate report:

- Filled one full time and one part time open gate position- we are still fully staffed.
- Has been issues with members driving rental cars- will adjust procedures to better handle this traffic.
- Request for volunteers to help with deed restrictions is still open.
- Mr. Dixon voiced concerns about deed restriction violation letters related to covering boats- Mr. Dixon and Fred Garland will meet after the meeting to discuss.
- Jack Carpenter asked about records for people turned away by the gate- we do not have detailed records.

Pete Yurgensen provided the Maintenance report

- CCC has fixed some of the roads on Dove Island these were due to weather and shifting soil below the road.
- Will continue to fix potholes as they show up.

- The tractor is showing some age- will likely get one more year out of it.

Peter Yurgensen reported on the followings:

- Confirmed the POA will file mechanics liens on properties with uncollectable fees.
- Anticipate bad debt expense will be 15% this year, which is in-line with last year and in improvement over 5 years ago.
- For property owners on quarterly payment plans, the next payment will be due 9/30/2013, outstanding balances after 10/10/2013 will be assessed a late fee.
- There was additional discussion regarding the road work. It was never confirmed who is on the road committee. It was agreed the recently surfaced roads need to be repaired before any more money is spent. Problems with road could be related to the temperature it was applied at was too low, applied to thin or settling because the surface was not prepped correctly the first time. Regardless we are not spending any more money on roads until the current issues are resolved and a new road committee is in place.
- A resident, Cheryl Yoder, has agreed to take pictures of the road problems and organize them so that they can be presented to CCC to help document what roads need to be repaired.

Board adjourned to executive session.

- Minutes of 7/13/13 Board of Director's (BoD) meeting were reviewed and approved (not available for review prior to the meeting).
- Discussed JCPM lawsuit, no decisions made.
- Discussed open office manager position and candidates that have applied for the position, no decision made, will meet with the candidates and decide.

With nothing further on the agenda the Board adjourned at 10:25 A.M.

Respectfully submitted,

Robert Corder, Secretary

APPROVED:

Pete Yurgensen, Board President

Cedar Point Property Owner's Association

Board of Directors Executive Session Meeting

Saturday, August 3, 2013

Members Present: Pete Yurgensen, Ted Wiggins, Fred Garland, Scott Lawrence and Robert Corder (all board members were present).

The meeting was called to order at approximately 12:00 noon on Saturday, August 3, 2013 at the POA Clubhouse.

Minutes:

- The meeting was called to discuss the status of the JCPMS lawsuit.
- The Board approved a settlement approach that will be provided to Charles Von Schmidt and JCPMS' counsel.
- There being no further business the meeting adjourned at approximately 2:15 pm.

Respectfully submitted,

Robert Corder, Board Secretary

APPROVED:

Pete Yurgensen, Board President

Cedar Point Property Owner's Association

Board of Directors Meeting

Saturday, July 13, 2013

Board members present were Peter Yurgensen, President; Robert Corder, Secretary and Fred Garland, Gate Operations; in addition there were 3 property owners in attendance.

Robert Corder provided the Secretary's report:

- Minutes of 6/22/13 Board of Director's (BoD) meeting were presented and approved.

Pete Yurgensen gave the Treasurer's report:

- We are in relatively good shape for the next few months, but will likely need to draw on the line of credit in the Fall.

- We have \$80K in maintenance fees to collect will likely get \$70K. Bad debt is expected to be 15% of total billed.
- Focus remains on expense management.
- There were no property sales in the past 30 days.

Fred Garland provided the Gate report:

- One gate operator was relieved of duty, but we are still fully staffed.
- Back-up gate personnel have been hired and we are now fully staffed.
- One pit bull was evicted with the tenant
- One pit bull moved with the tenant
- 40 deed restriction letters have been sent out, of that approximately 30 are related to tall grass.

Pete Yurgensen provided the Maintenance report

- Pool lock continues to be troublesome.
- Not sure why, but the extra dumpster for the July 4th weekend was picked up early.
- White Walnut has been effectively closed via the pile of dirt.
- Mowing is on schedule.

Peter Yurgensen reported on the followings:

- POA filed 13 mechanics liens will need to determine whether we want these properties.
- Old tombstone was found- attempts to identify where it belongs have been unsuccessful, will be planted properly somewhere in Cedar Point.

With nothing further on the agenda the Board adjourned at 9:55 A.M.

Respectfully submitted,

Robert Corder, Secretary

APPROVED:

Pete Yurgensen, Board President

BOD Minutes for Meeting on 07/29/2017

BOD Minutes from Meeting on 12/06/2017