

Cedar Point Property Owner's Association

Quarterly Board of Directors Meeting

Saturday, March 9, 2019

Board members present were Glenn Walker, RJ Etter, Kevin Boyd, Dan Wal and Robert Corder. There were 27 members in attendance. The meeting was called to order at 9:35 AM.

Secretary's Report – Robert Corder

- Minutes from Quarterly Board of Directors Meeting on 12/15/2018 were approved.

Finance Update – Dan Wal

- We are in reasonably good shape financially in the general account compared to budget and have completed many projects.
- In response to a member question, confirmed monthly financial statements are available on-line dating back several years and a complete history is available at the POA office. The financial statements also present the financial condition compared to the annual year's budget.
- ACC is collecting \$500 per new home built with ~33 new homes and related fees collected for the new Wade Journey homes.
- Following open forum discussion of expenses will review and consider outsourcing the mowing of POA common areas.

Status/Update from President – Glynn Walker

- Open forum discussion of ACC roles and responsibilities. Confirmed ACC operates separately from the POA Board, but is accountable to the POA Board. If you are interested in serving on the ACC please let a Board member know.
- Open forum discussion of variance granted to allow one car garages for new Wade Journey homes. The decision was recommended by the ACC and supported by the previous Board to encourage development in the subdivision and increase the pool of fee paying members. The potential issues related to street parking have been recognized and will be considered in future construction permit decisions.
- Open forum discussion of gate operations. Concerns were raised regarding front gate personnel's role in deed restrictions/ACC enforcement. Under current procedures, vehicles with building materials, cement trucks, dump trucks and other similar purpose vehicles will be stopped at the gate and not admitted unless a valid ACC permit is provided.
- Open forum discussion of sail boat parked near the boat ramp on Dove Island. The Board has confirmed the boat is on private property- not POA property.
- Quick Update on Projects completed included:
 - Many of the ditches have been cleaned.
 - New Post Office boxes and lockers have been installed.
 - Dump has been remodeled with some final adjustments to be made.
 - Currently cost prohibitive, but need to consider updating surveillance cameras at front gate, dump and pool. The camera at the dump will be re-installed following completion of the remodel.

- 2019 Road Project will be voted on with the board election in May. Streets repaired will be based on safety and traffic flow. Cost of road materials continues to increase, which reduces the amount of work we can complete.

Gate Operations – Kevin Boyd

- No material gate issues have been reported.
- The “out” gate needs to be replaced- plan to review and solicit bids.
- Open forum discussion of gate procedures. Under current procedures guests must be called in. Property owners are responsible for their guest’s actions.
- No material dump issues to report and as described above, final modifications to the remodel will be made.
 - If you see illegal dumping note the time so we can check the camera- which needs to be re-installed following completion of the remodel.
 - Will likely need additional dumpsters as the number of residents increases

Maintenance Report – RJ Etter

- Pool is in great shape and will be ready to open in May.
- Continue to working on pool entrance area to make it safer.
- Mowing is continuing with a focus on common areas first.
- We continue to have drainage issues at the playground area behind the pool- a drain needs to be installed.
- Decking at Clubhouse needs to be repaired.
- If there are items that need attention please fill out form online or at the POA office

Closing Comments – Glynn Walker

- 2019 Board Elections will be held at the POA Board meeting in May. Ballots will be mailed before the election.
- As noted earlier the ballot for the Special Assessment for the 2019 Road Project will be included in the board election mailing

The meeting adjourned at 11:10 AM.

Respectfully submitted,

Robert Corder, Secretary

APPROVED:

Glynn Walker, President