

Cedar Point Property Owner's Association

Board of Directors Annual Meeting

Saturday, July 29, 2017

Board members present were Glenn Walker, Ray Niederhofer, Dan Tuft, RJ Etter and Robert Corder. There were 27 members in attendance. The meeting was called to order at 9:30 AM.

Secretary's Report – Robert Corder

- Minutes from Annual Meeting 5/13/2017 were approved
- Website is up and running

Treasurer's Report – Glynn Walker

- On budget, project to be break-even through remainder of year
- Of the 636 accounts:
 - 57 are past due
 - 13 on deferred payment plans
 - Expect to collect on at least 6
 - 7 considered defaulted
 - Waiting for judgement- expected August 14th

Gate Operations – Dan Tuft

- Gate operations running fine. Some turnover, but no real concerns.
- Increasing the number of cameras would be ideal, but need internet access (WI-FI), which is cost prohibitive.
- No unusual activities at the dump. Consider posting what can actually be thrown into dumpsters.
- Consider ordering a large dumpster for a Fall Clean-up Day.
- Discussed junk cars- what can be done? Need to research what powers the POA has to remove.
- No major crime issues, could consider neighborhood patrols. Paid security is well beyond the POA's budget.
- Reminded members the POA is not the police department. Please call the Sheriff, not the Front Gate staff.

Maintenance Report – RJ Etter

- Deferred maintenance on pool has caught up with us. Spent \$7K to fix leaks and replace 4 pumps.
- Making progress on catching up on mowing, but equipment has been in the shop.
 - Mowers and gas edgers are showing age and will continue to need maintenance.
 - Have two full time staff and one part time staff for summer.
- Considerable discussion on scheduled mowing and history of mowing. Reminded members there is more to mow today than in the past and cannot be handled by one person given other demands of the subdivision. One solution is to hire more staff and buy equipment, but for now budget constraints will not allow it.

Old Business- Ray Niederhofer

- Road Project will continue, considering \$200 assessment to continue the project which began in 2010. Maintenance crew will continue to patch problem areas.

- Important to maintain culverts for drainage
- Decisions on which roads to repair will be based on safety and traffic patterns.

The meeting adjourned at 10:45.

Respectfully submitted,

Robert Corder, Secretary

APPROVED:

POA Board President