

# Cedar Point Property Owner's Association

## Quarterly Board of Directors Meeting

Saturday, September 15, 2018

Board members present were Glenn Walker, RJ Etter, Kevin Boyd, Dan Wal and Robert Corder. There were 21 members in attendance. The meeting was called to order at 9:32 AM.

### **Secretary's Report – Robert Corder**

- Minutes from POA Meeting on 5/12/2018 were approved
- Website is up to date- Dan Wal will be taking over responsibilities for the website
- Deed restriction project- given additional sections will be carved out from Section 6 it is the recommendation of the Board that the project be delayed. The work done so far is not wasted. We anticipate being able to restart the project in the next 12-18 months.

### **Status/Update from President – Glynn Walker**

- Welcome Kevin Boyd to the Board. He is replacing Dan Tuft and his primary responsibility will be Gate Ops/Deed Restrictions.
- Clubhouse A/C has been repaired. Big thank you to Best Air who donated a compressor and saved the POA several thousand dollars.
- Damages to Clubhouse related to the broken pipe flood have been completed.
- 2018 Road Project has been completed with a new base added to the dump.
- Lights at the front gate, sign and entrance have been repaired- thank you to the volunteers that made it happen. There is one spot light high on the sign that still needs to be repaired.
- 5 dead trees around the pool area have been removed.
- The “berm” near the entrance to the pool has been removed.
- The pipe between the ponds at the front entrance has been cleaned out.
- 4<sup>th</sup> of July BBQ was a huge success with 200+ folks attending, thank you volunteers.
- Office copy machine we previously owned and maintained has been replaced with a new, better machine with service contract. We will save money on the machine and printing costs will be reduced.
- Installed new phone and bought new chair for the front gate house.
- New stripping painted on the road at the front entrance.
- Cheryl Yoder provided an update on ACC activities including a \$25 deposit required for sign, confirmed the ACC meets 1<sup>st</sup> and 3<sup>rd</sup> Tuesdays of the month and an emergency basis as needed.
- Several judgements for nonpayment of dues will be processed

### **Finance Update – Dan Wal**

- We are reasonably good shape in the general account compared to budget
- Road fund should cover repairs in the near term
- Open discussion on ACC fees collected- they are earmarked for road repairs
- We are in better shape than last year and expect to avoid having to borrow under the credit facility for the remainder of the year
- There was an open discussion on budgeting methodology
- Plan to modify the presentation of the financial statements

**Gate Operations – Kevin Boyd**

- No material dump issues to report
  - If you see illegal dumping note the time so we can check the camera
- Considering installation of an “out” gate
- Gate staffing is good with no issues to report
- Confirmed still need to repair one light on sign
- Suggestion to add reflectors at turn lane

**Maintenance Report – RJ Etter**

- Mowing is back on with the break in the rain- common areas will be mowed first
- Pool is in good shape- will move to open Saturday only until end of month (September)
- Working on pool entrance area to make it safer
- If there are items that need attention please fill out form online or at the POA office
- Need to address overgrown weeds/trees blocking visibility on Water Oak

**The meeting adjourned at 10:45 AM.**

Respectfully submitted,

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Robert Corder, Secretary

APPROVED:

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Glynn Walker, President