

## **CEDAR COVE HOA BOARD MEETING MINUTES 02-15-17, Glenda's home**

Present: Christine Bernt, Glenda Gaston, Cindy Buesing, Dave Fitzekam, Connie Nissen.

Meeting called to order at 6:06 pm.

BOARD MEETING MINUTES: 01-11-17 minutes are filed as previously presented and approved by e-mail.

FINANCIAL REPORT: As of 01-31-2017: Our January Total Income, \$9,000; Total Expenses, \$8,466.21; Net Cash On Hand, \$39,865.91.

We discussed and agreed to instruct FMA to investigate a potential different accounting firm/CPA for the Board to consider to prepare the annual income taxes to lower this cost in 2018.

### **OLD BUSINESS:**

#### Bylaws & Covenants Revisions:

Four board members met with the new HOA attorney prior to this board meeting to discuss amending these HOA documents. We reviewed the information from this meeting and discussed how to proceed. Our attorney will prepare a draft showing the redacted information and highlighting the changes by March 3 for the board to review. It will then be sent out to the community for review and comment.

The board agreed to follow the attorney's recommendation to only amend/update our bylaws for a vote at our Annual Meeting. Then updates and revisions can be made to the covenants by the Board adopting Rules and Regulations as is already allowed.

Other information from the attorney:

- Bylaws: rule the function of the HOA;
- Covenants: rule property rights;
- Rules & Regulations can be adopted by the Board and take precedence over the most current covenants;
- Voting: Owners may vote by e-mailing their vote and proxy to the Secretary;
- The Board can provide a list of people willing to serve as a proxy for Owners unable to attend a meeting.

2<sup>nd</sup> Sprinkler Main Installation: Connie contacted the HOA attorney to investigate and advise whether an easement is needed where the new 2<sup>nd</sup> sprinkler main will be installed; she advised an easement is the safest so it follows the owner's property title regardless of who owns it. Chad is still obtaining all clearances from the City and will be showing us exactly where the 2<sup>nd</sup> main will be installed.

The developer told Christine an engineering firm had already secured a blanket easement when the development was in the planning stages for the area where sprinkler controls and utilities were to be installed. Christine is working to contact the engineer to clarify the easement matter.

Reimbursement from previous sprinkler company: Christine followed up again with the developer to remind him the previous sprinkler company had not yet paid the HOA for the damaged water meter which occurred in 12/2015.

#### NEW BUSINESS:

Nominating Committee: it was unanimously voted that the Board will serve as the Committee this year to secure nominations from the community to run for three Board of Director vacancies to be filled at our April 2017 Annual Meeting. We'll also have Tammy notify the community, requesting volunteers interested in running for the Board.

2017 Annual Meeting: The date of Thursday, April 27, 2017, was chosen by the Board; Connie will reserve the meeting room at the same location as last year.

Landscaping Requests: We reviewed and approved two requests.

Exterior Improvement Situation: A roofing matter was discussed; Christine will follow up with Tammy to notify the Owner of the covenants rules.

HOA Newsletter: Topics to be included were discussed; Christine will prepare.

The next board meeting will be held on Monday, March 6, 2017, 5:30 pm, at Glenda's home.

Meeting adjourned 7:06 pm.

Respectfully submitted,  
Connie Nissen