

CEDAR COVE HOA BOARD
PRESIDENT'S REPORT APRIL 19, 2018

DAVID FITZEKAM

The year from April 2017 to April 2018 has presented the HOA Board of Directors with challenges and successes. Thankfully none of the challenges were insurmountable. And the successes will be for the overall betterment of the Cedar Cove Community as well as owner satisfaction.

Here is a list of some of the challenges:

1. 3 week delay in watering last Spring resulting in brown lawns.
2. Broken water mains causing the sprinkler system to be shut down during hot weather.
3. Allo breaking water mains, forcing shut down of sprinklers. They repaired within a day.
4. Mandatory recycling forcing dues increase.
5. Over budget on water bill due to hot weather , “catch up watering” after sprinklers were down, and sprinkler repairs. Also over budget on City Permits.
6. 2nd water main set back due to City Permits/ City Plumber.
7. Overall owner dissatisfaction with Cummins Irrigation and Blades lawn/snow removal.

A list of some of the success's:

1. 2nd water main finally installed and operational.
2. New Rules and Regulations clarifying what changes owners can make to their property.
3. Contracted with Blades to put deicer down during the winter.
4. Preliminary stages of establishing Neighborhood Watch Program.
5. Contracted a new Sprinkler company, HNR, who will provide a map of the system and monthly on site availability to correct any owners sprinkler concerns.
6. Property Manager will be letting bids for lawn/snow removal. Blades contract ends April 2019.
7. Currently operating within the budget.
8. Will end the budget year with projected year end cash of \$8,420. Sound like a decent amount but unexpected cost could eat into that pretty fast. Without the dues increase during January to March the year end cash amount would be about \$2300. Most likely not enough to cover an unexpected cost.

If you got this far, thanks for listening!