

Hello members,

Merry Christmas! & Happy New Year!

WE have some news for you a recap for the end of 2016 Year.

Start with we have a new member on the HOA board. Welcome Dave Fitzekam. He will be a great asset to the Board. Sorry, Jeff Wagner has moved. He truly will be missed. Thank you, for everything you have done for us. Good luck in your new adventure.

Our last meeting of 2016 was with Tammy Our property manager on December 13.

CEDAR COVE HOA BOARD MEETING MINUTES 12-13-16, Christine's home

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

Meeting called to order at 4:30 pm.

Tammy Walter, our HOA Manager attended; presented the draft budget for 2017 and detailed information.

Discussion was held and the Board agreed to discuss and advise Tammy of changes and our approval. Tammy left the meeting at this point and the Board resumed its meeting.

BOARD MEETING MINUTES: 12-6-16 minutes are filed as previously presented and approved by e-mail.

FINANCIAL REPORT: As of 11-30-2016: Our November Total Income, \$8,925.00; Total Expenses, \$9,123.01; Net Cash On Hand, \$36,763.13.

OLD BUSINESS:

Drainage ditch clean up: Fischer Innovations did this work on 12-12-16; all safety hazards were addressed 1st and then clean-up of small trees and brush to avoid a potential problem with water blockage.

2nd Sprinkler Main Installation: Tammy reported by e-mail and follow-up with Cummins Sprinkler that due to the plumber's previously scheduled work and now the cold temperatures, the installation has been scheduled for next spring; the plumbers will need to test the installation and agreed it would also be less evasive on the yards since we have frost in the ground already.

Dead tree on owner's & maybe HOA commons area: Fischer Innovations checked the tree on 12-12-16 and gave an estimate of \$500 to remove it. The Board agreed to pay \$100 towards its removal.

NEW BUSINESS:

2017 Budget: We discussed how and what proposed expenses to cut and then unanimously voted to accept

Tammy's draft budget for 2017 with the discussed changes. Christine will advise Tammy.

The next board meeting will be held on Wednesday, January 11, 2017, 5:30 pm, at Glenda's home.

Meeting adjourned 5:50 pm.

Sprinkler System:

- Replacement of sprinkler water meter and other lines/heads that froze and were damaged due to the negligence of the previous sprinkler company not re-winterizing our system nor notifying the HOA that it needed to be done last Dec when they moved the lines off the school property onto our owners' properties.

- The water meter issue was found when Cummins came to do the spring start up; at that point we'd had extremely high amounts of rain, which causes the grass roots to remain shallow and not grow deeper as is the best – that's why it's preferred to not start up the sprinkler system right away – to allow the grass roots to grow deeper in search of water. Prior to the completion of the meter repair, it turned hot, windy and dry about the same time Blades fertilized.

- Due to the broken meter, timing for its repair, we incurred higher than budgeted water bills due to many days without rain, catch up from the initial startup after fertilizing, and watering extra hours on newer sod on North 89th.

-The HOA is cleaning up the sprinkler mess we inherited from the developer and system which was installed by 3 different companies over the development of our community, with low quality equipment, inadequate placement of heads and in some cases the lines.

-In 2016 we replaced the dilapidated box with the “rock” “hot box” for the water meter which included a heater to ensure it wouldn’t freeze over winter and installed higher quality and more efficient controllers, timer clocks, a new rain sensor and a backflow.

-2017 installation of 2nd sprinkler water main: benefits everyone's property and provides reliability to having water available if the other main is down.

Lawn Care and Snow Removal:

-Extra aeration over all lawns and over seeding (of certain lawns) was performed; extra weed spraying and fertilizing was done, with special attention to those lawns needing it and the North 89th Street.

-Blades cost per home owner has been \$35; in March it goes up to \$36.45; Tammy got bids from other snow removal services and they charge per service call, so Blades is the most economical; the Board voted to retain Blades for both lawn care and snow removal.

Reminder: the lawn and sprinkler issues were not Blades nor Cummins fault; they didn't install them, but inherited them when hired to service the HOA.

Everyone be safe and remember one kind word can change someone's day.

Cedar Cove HOA Board members