

CEDAR COVE II
EXECUTIVE BOARD
MEETING MINUTES
Thursday, Feb. 11, 2016

Meeting was called to order at 6:45 PM by Evan Schroeder. Present were
Directors: Evan Schroeder, Carol Hunter & Joe Felice
Homeowners: Colleen Kellywood (55304), Imelda Mielnik (55303) & Cole Wiltz (55103)
Manager: Fallon Redmond
Guests: None

HOMEOWNERS' FORUM

Explanation & discussion of proposed change to Bylaws lowering the percentage of owners necessary for a quorum for homeowners' meetings from 20% to 10%. There being no opposition, **the board unanimously approved the change.** Extensive discussion of the 2016 budget. **The board will have a work session on Tuesday, Feb. 16, 6:0 PM at Evan's unit, 55301.**

Two owners have expressed interest in running for the board at the annual meeting.

APPROVAL OF MINUTES

The minutes of the Jan. 21 meeting were approved unanimously as read.

FINANCIAL REPORTS

Fallon did not have copies of the Nov. & Dec., 2015, reports, so **these will be presented at the March board meeting.** Attorney's status report was reviewed.
Attorney fees will be increased by the firm in 2016.

OLD BUSINESS

Soffits, 12555 – Joe met with Mark Easter of On the Mark Restoration. There has been no further communication from Mark. **Fallon will attempt to make contact.**

Insurance claim – The issue is now at the umpire process. The board agreed to pay \$1,500.00 to hire the umpire and get this process started ASAP. Joe moved to **get bids from Northwest Roofing & J&P Roofing for all-7 buildings, so that we can select a contractor and be ready to go when the determination as to our claim is final.** This was approved unanimously.

Painting – We will now have to paint all units in 2016, since we didn't paint in 2015, as scheduled. **Fallon will get updated bids for all buildings from the contractors who had previously submitted them, as well as a new one from Excalibur.**

FHA certification – Evan still has concerns about letting a mortgage company do this at no charge, but Joe pointed out that anyone is able to send advertisements to homeowners, as home-ownership information is public record available from the county.

City beautification grant – Several homeowners have expressed interest in helping with the project.

Shrub pruning – Cowboy Mowing did complete the pruning of the shrubs.

Handicap-parking spaces – Signs are on order. **Bob will install them and paint the spaces.**

INSPECTION REPORT

Fallon verified that the nuisance issue (drying clothes in courtyard) at 12558 has been turned over to the attorney for handling.

Joe reported that 55102 is not cleaning up after the dog, and that there is a lot of excrement in the common area in front of the unit.

Henceforth, copies of all violation letters and communication with attorney will be included in the board packet for review.

Meeting adjourned at 9:10 PM. The next regularly-scheduled board meeting will be following the annual meeting on March 10.