

Cedar creek HOA
Annual Homeowner's Meeting
20 October 2020, 7:00 to 8:00 p.m.

Meeting was held at the North HOA office in Wellsville, and also via Zoom meeting.

Introductions were done of Board members.

Budget Review:

The HOA is okay financially. The proposed budget for 2021 was presented. Following this budget will present \$15,000 at the end of the year to put into savings for bigger cost improvements.

North HOA:

The NorthHOA.com website has been improved to be more secure for payments, etc.

Repairs/Improvements/Mailboxes:

Repairs: A unit tenant ran a vehicle into his unit/building. Repairs have now been completed. Insurance did help pay for those repairs.

Improvements: Some painting has been done on various buildings to try and get another few years out of the current siding. Painting touch up has been done so we can save up for vinyl siding installation. If any owners want to touch it up their units themselves, the HOA will get the paint. Matt and Shelby have the color codes from Sherwin-Williams and those codes will be added to the HOA newsletter. Reminder for owners: paint is for touch up only in lower areas of the buildings due to safety and insurance reasons.

Mailboxes: The USPS says our mailboxes are not up to code. For them to deliver our mail, the boxes have to meet certain specs: distance from road, size, and so on. There are also broken locks/keys and parts can't found to fix them. Boxes have to meet USPS specs. Discussion with owners about mailboxes and usage and the costs. The HOA Board has budgeted \$7,000 for a new mailbox system. We may be able to get a discount for buying enough for the 48 units, hopefully making it a little over \$4,000. Consensus at the meeting was to get the concrete/posts in now, then order and install boxes later in the spring; to be installed by the 5 min parking spot near the current boxes.

Improvement suggestions:

Install vending machines by mailboxes, not only for diet Coke, but for such things as laundry and cleaning supplies, etc. Income from the vending machines could be added to the HOA improvements budget.

Nominations:

Two board positions were open. With monthly board meetings still being held via Zoom, the following individuals agreed to run for those positions:
Stephanie Jensen, Dakota Pond, Liz Lord, Jayden Maw
Voting was done through Zoom and on paper with those physically present. Liz Lord and Jayden Maw were voted in.