

Cedar Creek Annual Meeting

October 19, 2023 5:30 pm

Called meeting to order at 5:43 pm.

- a. Quorum present? Yes, 5 units represented
- b. Shelby Cardall with North HOA was present.

INTRODUCTIONS:

- Matt and Marshall with the board and Shelby Cardall with North HOA Management

MAINTENANCE ITEMS:

- Exteriors - in the past, we have just done sealing and repairs as needed. The board has agreed to instead, get bids for all of the buildings to be scraped, repaired as needed, and painted. This route may save us another 5-10 years on the siding.
 - The plan is to get as many done as we can next year. Current bids are about \$5,000-\$6,000 per building.
- It is the owner's responsibility to paint, replace and maintain their doors and windows
- Asphalt, one bid was \$80,000, Black Magic was \$47,000. Plan is to cold patch now so it can survive the winter. Matt and Marshall will meet to talk it over and see what is the best route to go.
- Painting, asphalt and roofs are the most pressing concerns over the next 5 years.
- Board **approved** the bid for fertilizer for Spring Pest and Lawn LLC. North will reach out to them and secure the contract.

FINANCIAL REVIEW:

- Board **approved** doing a resolution to put a late fee in place and penalty for late owners.

ITEMS OF DISCUSSION:

- Dues increase of 10% for 2024 is \$110 putting the yearly total at \$1,320.
- Discussion on enforcing everyone converting to ac in 5 years. Will be posted on the website.
- Insurance concerns - industry wide we are seeing large insurance increases for HOA's and also seeing increases in the deductibles for HOA's.

ELECTIONS:

- Hannah Semedia nominated herself from the floor.
- Vote was held and the following were voted to serve in the board:
 - Matthew Brog
 - Tristan Spencer
 - Marshall Smith

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- Hanna Semadeni
- Jaden and Sam are currently on the board and will stay until next annual meeting

COMPLAINTS:

- Garbage cans - is there another place to put them? People leaving items outside of the bins

FUTURE ITEMS OF DISCUSSION:

- Carports and gutters

Meeting adjourned at 6:59 pm