

Cedar Creek Board Meeting

February 22, 2024 5:00 pm

Called meeting to order at 5:07 pm.

a. Quorum present? Marshall Smith, Hannah Semadeni, Jaden Maw, Matt Brog.
Not in attendance: [Tristan Spencer](#), Sam Pond

b. Shelby Cardall with North HOA was present.

REVIEW PREVIOUS MINUTES: **Approved**

FINANCIAL REVIEW: **Approved**

MAINTENANCE ITEMS:

- **ASPHALT:** 2 or 3 new ones are starting. Matt can do a cold patch on the holes. Asphalt will not be the priority this year.
- **EXTERIOR PAINT:** There is some slight peeling on the exterior that does need to be addressed along with all of the other siding in the HOA. If it is painted, it will need to be redone about every 5 years.
 - Paint and trimming needs to be addressed. Full residing was last bid at about \$450,000+ back in 2020.
 - Painting - Matt has 2 painters who will look at it in the spring. **Matt will get official bids to us at the next meeting** and do one building as a test run and go from there.
 - Cost of one tone will be significantly less than doing 2 done just for the cost of spraying and having to do 2 tones.
 - They will fix as much as they can as they go along. Plan is to do 2-3 buildings in one year.

ITEMS OF DISCUSSION:

- Landscaping: Spring pest and lawn was approved to do fertilizer
 - Mark Anderson is **approved**
 - Josh Webb is **approved**
- Due for a partial reserve study. Working on getting a bid for that.

COMPLAINTS:

- Parking Concerns - there are no assigned parking stalls, other than the covered stall by their unit.
 - Send a reminder that there is not any guest parking and to be mindful of your neighbors.
- Dumpsters - Is there a need for 3 dumpsters and a recycling. Removing it would create an additional parking stall. Board **approved** getting rid of the recycling bin.
 - There is a mattress in one of them so it won't be dumped. Marshall will get it removed this week.

IN PROCESS

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FUTURE ITEMS OF DISCUSSION:

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- 1289 is on the list for being trimmed back. In the meantime, Matt Brog is making sure to clean off the leaves twice per year. Matt will have Tyler take a look and get us a bid.
- Investment options for the reserve fund - Tristan is looking into it.

Meeting adjourned at 5:49 pm

Next meeting is the annual meeting May 23, 2024 at 5:00pm at Zoom