

Cedars Townhomes HOA Board Meeting

June 2, 2020

Welcome – Robert King HOA Board Secretary

Attending – David Kirkpatrick, Glenn Dodge, Robert King, Mekel Zorn, Rich Wells
TPM. Residents – Michele Flake, Eileen Moss, Gaby Poletti, Evan Maw.

Minutes of HOA board meeting May 5, 2020 reviewed and approved by HOA board

Treasurer's Report by Glenn Dodge reviewed and approved by HOA board

Business

1. HOA property and earthquake insurance premiums effective June 20, 2020 – LaMond Woods with Sentry West Insurance attended the meeting. He indicated that because of HOA claims paid last year our yearly property insurance premium would increase \$17,000 for renewal. LaMond surveyed a number of insurance companies and found this was the best rate. After discussion the HOA board approved an increase in HOA unit owner monthly dues from \$110.00 monthly to \$120.00 monthly to pay for premium increase. In order to lessen the yearly insurance premium increase LaMond Woods suggested that the board increase the insurance responsibility for unit owners from \$10,000 to \$25,000 – for interior unit repairs. The board approved the suggestion. TPM will send a letter to each unit owner explaining the changes and requesting unit owners contact their insurance holder to make the increase from \$10,000 to \$25,000. The earthquake insurance coverage starts after the unit owner pays up to \$10,000 in repair. The earthquake insurance

covers up to \$10,000 limit for the entire HOA. Earthquake and property are separate premiums.

2. Status of revised CC and R vote – vote ongoing. TPM will continue to contact unit owners.
3. J and R Landscaping – TPM will draft a letter for board review which will be forwarded to J and R after review. Letter will express HOA board expectations for improvement.
4. City of Cedar Hills report on HOA requested sidewalk repair. City of Cedar Hills Public Works replied with updated plan and criteria for repair.
5. HOA board member Jason Carter has moved. This vacancy and two other expiring board terms will be filled at the Cedars Townhomes HOA annual meeting to be held August 2020.
6. Various small unit repairs were reported as now completed
7. 10403 Morgan presented a plan to increase the size of a room window. Approved by board. Unit owner will check with City of Cedar Hills also.
8. 10527, 10523, 10521 requested sod be put on hillside behind homes to replace wild plants and reduce habitat for rattlesnakes. Approved by board for J and R Landscaping to do needed work.
9. Board approved for Robert King to contact a company to put reflective address tiles on curb in front of each HOA unit.

Next meeting July 7 at 7p.m. – HOA park pavilion