

Cedars Townhomes Board Meeting Minutes

October 6, 2020

Welcome – Robbin Herlocker, HOA Board President

Attending – Edward Wu, Robert King, Mekel Zorn, Rich Wells TPM, Sarah Chambers - residents Mike Chambers, Tina Adams

Minutes – Cedars HOA board meeting September 1, 2020 approved and accepted by HOA board

Treasurer's Report – approved and accepted by HOA board

Business –

1. Revised CC and R update – TPM contacting all unit owners to ask for them to vote. Vote status is nine votes short of approval.
2. Board discussed renewing landscaping contract with J and R Landscaping for \$43,270.00 for 2021. Board approved the contract and will add a specific addendum concerning J and R Landscaping providing monthly updates on landscaping walk around issues and other needed communication on issues.
3. Vent cap missing 10476 Morgan – TPM will check to fix
4. Deck step repair 10482 Sage Vista – completed
5. Newsletter editor – Sarah Chambers accepted invitation to be the editor. Sarah is planning on a monthly newsletter issue. The board gave ideas for items to be in the newsletter. It will be forwarded by email to unit owners and owners will be responsible to get the newsletter to any tenants.
6. Violation of CC and R letters have been forwarded by TPM with deadline to correct violation.
7. Fascia repair to underside of balcony 10454 Sage Vista – TPM to check to determine if repair was completed
8. Pigeon nesting 10469 Sage Vista – item tabled to March 2021

9. Check with City of Cedar Hills on speed limit signs and parking guidelines – Robbin will contact City of Cedar Hills to follow up
10. Installation of solar panels – not allowed by CC and R's to have panels on unit buildings.
11. Timeline to discuss reroofing of shingles on units needing it – most roofs good for twenty years before replacement. HOA board will set up a priority list as requests are received. An independent inspector will be hired to provide an evaluation of each request.
12. Patio support split beam – 10403 Morgan – repair completed
13. Inside unit maintenance – responsibility of unit owner such as repairing wall cracks, painting, replacing flooring, shaving doors. HOA will repair from studs out and claims inside the unit such as flooding from plumbing. Those claims are covered by HOA unit property insurance after home owner \$25,000 deductible is met. This item can be in the monthly newsletter.

Next meeting November 10, 2020 7p.m.

No meeting in December 2020 and 1st meeting in 2021 will be January 5 at 7p.m.