

Cedars Townhomes HOA Board Meeting Minutes

Wednesday, May 10, 2023 – 7p.m. by Zoom

Welcome – Robbin Herlocker, HOA Board President

Attending – Robbin Herlocker, Ed Wu, Glenn Dodge, Mekel Zorn, Robert King, Rich Wells TPM

Minutes – HOA Board Meeting April 12, 2023 – reviewed and approved by Cedars HOA Board

Treasurer's Report – HOA Board Treasurer - reviewed and approved by Cedars HOA Board. To help with property insurance rate the board approved a financial reserve review. TPM will contact a business to complete the study

Business –

1. HOA Board and TPM HOA property walk around May 2nd and May 9th. Walk around completed. Violation notices will be sent out by TPM. Landscaping projects/improvements sent to J and R Landscaping for completion. Cedar Hills 18th Ward wildfire mitigation trimming grass, brush etc. project will be completed May 17, 6p.m. TPM will send an email to HOA residents notifying them of project work day.
2. Rise Broadband power connection clean up update. Board approved J and R to complete clean up and reimbursement bill be sent to Rise Broadband
3. Utopia installation road and sprinkler repair update. J and R fixing sprinklers broken by Utopia installation. HOA will be reimbursed by Utopia. Utopia will have street asphalt cuts repaired. Repair work is in progress
4. Backyard xeriscape/sod replacement policy. J and R xeriscape plan to be used for backyards. Due to low HOA irrigation water pressure, water shortage, government requests to conserve water, pet damage the board approved xeriscape landscaping for backyards needing landscape work. HOA secretary will send written policy to board for approval.
5. Cedars Townhomes HOA Annual Meeting – meeting will be held June 24th 7p.m. at Cedars HOA Park Pavilion. Refreshments will be served. Some meeting agenda items –

- a. Two positions for election to HOA Board
 - b. Increase in annual property insurance premium. Reserve review done to reduce premium increase.
 - c. Increase in annual earthquake insurance premium
 - d. Update on Utopia cable installation
 - e. Backyard xeriscape landscaping policy
 - f. HOA financial report
- 6. Review April 12, 2023 Project/Repair List – list to be updated with current projects
 - 7. Review April 12, 2023 Violation List – TPM will make up a list of violations from HOA walk around and send out notices. HOA board can use this list as start of new violation list.

Next meeting – Cedars Townhomes HOA Annual Meeting June 24th 7p.m. at HOA Park Pavilion