

Cedars Townhomes HOA Board Meeting Minutes

Wednesday, May 28, 2025 7p.m. by Zoom

Welcome – Robbin Herlocker, HOA Board President

Attending – Robbing Herlocker, Tom Honeycutt, Ed Wu, Robert King,
Casey Cottrell, Marc Pipkin, Corey Poole TPM

Minutes – HOA Board Meeting Minutes Wednesday, April 9, 2025

Reviewed and approved by HOA Board

Treasurer's Report – Reviewed and approved by HOA Board

Business –

1. Curb painting/deck permit update. Red painting on curbs by cluster mailboxes will be repainted yellow with no parking wording at HOA expense. Decks, fencing, etc. additions to units need to be approved by HOA Board and then to City of Cedar Hills for any needed approval.
2. HOA Walkaround May 20, 2025 – Completed by HOA Board and TPM. Items noted will be put into categories (landscape, violation, etc.) and distributed for review, completion, repair.
3. HOA Rental Cap SOP – approved by HOA Board. Will be signed and put in HOA google drive for any access. Discussion was held to determine if HOA attorney should be asked to review if sidewalks on Sage Vista are responsibility of HOA or City of Cedar Hills to maintain.
4. Pressurized irrigation system update – Each unit connection fee will be about \$40.00 per month starting July, 1 as billed to unit owners by City of Cedar Hills. System usage fee is billed to HOA and paid through monthly HOA fee. Actual connection fee cost will not be determined by City of Cedar Hills for approx. 2-3 months.

5. Purchase blue marking flags for landscaping. Flags purchased and will be placed in front yards of units who request one. Landscaper will then not trim flowers, etc. in the yard.
6. Fire break grass trimming project – CH 18th Ward. HOA Board approved project to trim grass around HOA boundary as needed. The project will be done during month of June. \$2000.00 payment authorized by board.
7. Update – earthquake and property insurance for HOA – Executive Board Meeting scheduled for June 4 at 7p.m. to discuss this topic.
8. Annual HOA Meeting – Saturday, June 21, 2025 at 6p.m. at HOA Pavilion Park. Refreshments will be served. TPM has forwarded a meeting notice and agenda to unit owners.
9. Review May Project/Repair List – reviewed and updated.
10. Review May Violation List - reviewed and updated.

Next Meeting:

HOA Annual Meeting

June 21, 2025 at 6p.m.

HOA Park Pavilion