

HOA General Meeting

Thursday October 22, 2020 Time: 7:00 pm

 Location: Outer Loop Government Center

 7201 Outer Loop

Commissioners Present: 9 Total Residents Present: 15

Emir Tenic, President George Cavanah Mary McCallon

Shannon Jackson, Treasurer Tom Jackson Anne Mulligan

Laura Olliges, Secretary David Kidd David Shipp

1. Call to order at 7:00 pm Welcome; recognize commissioners
2. **OLD BUSINESS from Zoom meeting in April**
* HOA dues paid and collected – (extended due date)
* Due to the unprecedented pandemic, Cedar Creek HOA was very lenient on past-due/lien notifications for HOA dues until mid-summer 2020, but letters will be going out now from our attorney to delinquent properties
* Block party – not happening this year; postposed to next year
* Emphasis on being careful when driving around for our common island; always obey traffic rules and be vigilant about our safety and the maintenance of our property
1. **NEW BUSINESS:**
* Introduction of new officers for 2020
	+ President: Emir Tenic
	+ Treasurer: Shannon Jackson
	+ Secretary:  Laura Olliges

The process by which officers are elected, per bylaws and voted on by commissioners, was discussed.

* Financial Report – Reviewed by Shannon and accepted by residents in attendance
	+ Primary use of HOA funds is electricity, water (went up), landscaping and irrigation, insurance, server hosting and upkeep, snow removal when needed
* Discuss additions/clarifications to the Deed Restrictions – Emir
	+ Discussions with our attorney have yielded our Article 2 gives us all the authority we need to pursue repeat offenders
		- *2). No noxious or offensive condition or activity shall be carried on or upon any lot nor shall anything be done thereon which may be, or become, an annoyance or nuisance to the neighborhood.*
	+ There is currently a process in place, wherein violators will be sent a letter from the HOA. Calling 311 (which is also an app) is still a working option that residents should use
	+ Maintenance and upkeep of properties
	+ No parking on street if at all possible; definitely not for extended periods
	+ Park on the correct side if must park on the street temporarily
* Approval for planned expenditures to improve neighborhood
	+ Front brick repair and seal – current estimate up to $4800.00
	+ Moved and seconded and passed by residents in attendance, that the HOA may spend up to $4,800 for expenditures related to the project of repairing and sealing the brick work on the front entrance
	+ Will continue to look for additional estimates that might be cheaper
	+ Also looking for volunteers to look at electrical issues/outlets that don’t work (up front)
* Other general questions, comments, or concerns
	+ Maintenance of shrubs upfront – Thanks to Nevada for a lot of work that has been done for this maintenance and replacement of dead shrubs
	+ Halloween decorations contest – prizes will offered
		- Trick or Treating - the CDC advises families against traditional door-to-door trick-or-treating – but that’s up to individual families
* HOA dues notification and payment options
	+ You can now register on the HOA website (cedarcreeklouisville.com) to get your dues assessment by email instead of by mail
	+ The ability to make electronic payments (by ACH only) will be coming soon as well.
	+ Postcards instead of an actual letter may be used going forward for those that prefer mailed copies.
* HOA PO Box
	+ Since there is no physical address of record for the HOA, consideration has been given to opening a PO Box in the name of the Association. This would be safer for mailed-in checks, as well as more consistent for changing officers
	+ Moved and seconded and passed by residents in attendance that a PO Box be obtained for the Cedar Creek Neighborhood Association’s use.
* Door prizes awarded

Meeting Adjourned at 8:00 pm Laura Olliges, Secretary