

Cedarwood Estates Homeowners Association, Inc.

Annual Meeting Minutes

November 12, 2019

The annual meeting of the CWE Homeowners Association, Inc. was called to order by President Karlin Bohnert at 7:00 pm. Minutes from the 2018 meeting were approved and adopted as mailed.

A quorum was declared with 38 owners represented either in person or by proxy. Attendees included Karlin Bohnert, Tyler Bradley, Patti Cameron, Christina Dupuch, Dean Folds, Marcy Gallagher, Tom Gallagher, Christopher Gordon, Barb Harwig, Ernie Harwig, Dana Huskins, Duane Jarnecke, Stefanie Kurzeder, Keith Levi, Dollie Llanso, Paul Llanso, Peggy Low, Margaret McAlister, Dale Merrill, Helen Merrill, Bob Morris, Ginny Morris, Sexton, and Tony Wilson.

Board Member Introductions – Karlin Bohnert introduced herself as the new CWE President. She introduced the officers, including VP Christina Dupuch, Treasurer Duane Jarnecke and Secretary Peggy Low. Current board members include Dale Merrill (resigning from the board); Debbie Bohnert (term expires, not seeking another term); Tom Gallagher (term expires, agreed to serve another 3-year term); and Bob Morris. Bill Vindal was unable to attend.

President's Report – Karlin reported that the board has undertaken no major projects in 2019. The Homeowners Handbook, however, has been significantly updated. It provides answers, in an easy to read format, to some of the frequently asked about association rules, regulations, guidelines and standards. Residents should have all received Version 1 of the Handbook in early November.

Treasurer's Report – Treasurer Duane Jarnecke provided the annual Treasurer's Report. The 2019 financial statements, proposed 2020 budget, and annual Treasurer's Notice were sent to members in advance of the meeting. Current reserves as of September 30 were \$82,356 and the operating account balance was \$20,848. Duane shared that the association is in good financial condition and the 2020 budget includes no major changes. Treasurer's Report was approved.

Road Committee Report – Chair Keith Levi reported that two boxes containing Ice Melt were recently placed on Cedar Summit where road icing has been a problem. The Ice Melt can be used by residents as needed. It will supplement regular snow plow and salt/sand treatments.

Road projects for 2020 may include roadside tree trimming, routine storm water maintenance and sewer line maintenance. Some minor road repair may be required in 1-2 years.

Architectural Committee Report (ARC) -- ARC committee members include Dale Merrill, Barb Harwig and Judy Upjohn. Chair Dale Merrill reported that eight items were considered by the ARC in 2019. The new Homeowners Handbook outlines when it's necessary to engage the ARC and provides a form (Exhibit F) that can be used when requesting architectural changes. The form is designed to simplify and formalize the process of requesting ARC approval.

Election of Directors -- The slate of candidates for CWE directors included:

- Tom Gallagher -- standing for re-election
- Christina Dupuch – to replace Dale Merrill
- Margaret McAlister – to replace Debbie Bohnert

There were no additional nominations from the floor. Residents voted on the above candidates as a slate; the slate was unanimously approved.

Old Business from the Floor – none

New Business from the Floor

- Paul Llanso suggested the roadside riprap be cleared of leaves.
- Barb Harwig requested more frequent roadside weed eating, including the upper turnaround on Cedar Summit.
- Christina Dupuch suggested adding a traffic stripe in the center of the roads.
- Barb Harwig pointed out that there is a blind spot at the corner of Skyview and Cedar Summit and suggested a stop sign or mirror be considered.
- A mirror at the switchback near 34 Cedar Summit was also suggested.
- Marcy Gallagher asked if it might be possible to get a dedicated left arrow turning into Cedarwood from 74A.
- Dale recommended that a sealer be considered for the asphalt ditches along the roads.
- Karlin suggested that residents adopt “view cutting” of trees instead of topping them to enhance their view. View cutting is considered better for tree health and is generally a preferred method of enhancing resident views.

The meeting was adjourned at 7:45 pm.

Respectfully submitted,

Peggy Low
CWE Secretary