Cedrona Homeowners Association
Minutes of the Board Meeting
Sunday, April 28, 2024

Attendance: Blair Harter, Carol Sureau and Jeff Gegen, Board members; John Fortuno and one other owner also attended.

Meeting opened on April 28th at 7:01 pm. All three Board members were present, as well as two homeowners. A motion was made to approve the agenda for the meeting that was sent to all homeowners prior to the meeting, and it was unanimously approved.

There was a brief discussion of the CCRs related to maintenance with respect to fences, overhanging tree limbs, and painting. Blair Harter reported on the budget status. Management fees are below budget, insurance is also below budget for the year. There are currently 2 delinquent payments of the 2024 $500 fee and notices of intent to lien will be sent to the 2 homeowners. There was a motion to approve the budget status report and it was approved.

There was a review of the storm ponds issues and discussion of the three bids received for their remediation. Blair Harter has experience with the Shearer Excavation Company, who was also the lowest bid. After the review and discussion, a motion was made to accept the Shearer bid for $75,690 + tax. The motion was unanimously approved. The board anticipates work starting in the summer when it dries out. Once this work is completed, the board will investigate whether they can arrange for regular maintenance.

When work on a particular pond area is scheduled, notice will be sent to adjoining homeowners.

There was a brief discussion of obtaining signs for each pond stating there is no dumping or walking across the ponds, to be staked by each pond. Vantage will be contacted for these items.

Blair Harter noted that his 3-year term on the board was expiring in September of 2024. After many expressions of dismay by his fellow board members he graciously agreed to stay on for another 3-year term. However, if any homeowner is interested in serving on the board, you would be very welcome. Just send a note indicating your interest by June 25 and there will be an election at the annual meeting in September.

The annual meeting will be held in the Cedrona park on September 7, starting at 9:00am.

There was a discussion of the Cedrona signs at the entrance by Kaiser Road. A motion was made to remove the Cedrona sign and store it for use in the board at the park. The motion was unanimously approved.

Meeting adjourned at 8:10pm.

Respectfully submitted,
Carol Sureau