

CEDAR POINTE OWNERS ASSOCIATION

Minutes of the Management Committee Meeting

Held on Thursday, November 7th, 2019

A meeting of the CEDAR POINTE OWNERS ASSOCIATION, a Utah non-profit corporation was held via Phone on Thursday, November 7th, 2019. The following owners were present:

Owners:

Joe Torrance

Jerry Mooney

Robert Lawler

Kim Jones

Also present were:

Wendy Pickering – President of EMG/Principle Broker, Utah

Kati Calhoun – EMG Regional Manager/CPHOA Representative

Michele Martin – CPHOA Representative

Michael Miller – Attorney Miller Harrison Law Firm

A Quorum of the committee was present and called the meeting to order to discuss the following order of business.

ORDER OF BUSINESS:

1. Robert Lawler – Called owners meeting into session.
2. Kati Calhoun - Updated the Management Committee on overall security situation. Current security protocol in place is working well. She discussed about the new transition with Metro that will be changing. Metro will remove onsite guard and will be installing license plate reader, thermal radar readers throughout the property as well as metro will be multiple drive throughs of the community and offsite monitoring through video cameras.
3. Kati Calhoun - Life Skills program is working well. There has been an issue of getting residents to show up, so times have been adjusted and multiple reminders are being sent out.
4. Kim Jones – Called into the meeting and was added into call. Robert Lawler summarizing previous discussions.
5. Kim Jones - Commented on office renovations and stated he likes the improvement.

6. Michael Miller – discussed the By-Laws and Declaration changes and amendments. Michael explained the process sent to all owners for a 30-day time frame for all owns to be able to comment and note any changes. The committee can then review and revise before voting into approval. Robert Lawler commented on possibly increasing dues \$15 per unit effective January 1st. There was a movement.
7. Steve Fayne – motioned to have the circulation of drafts of the bi-laws to go to all owners before annual meeting. Kim Jones – seconded motion. Motion approved for circulation. Michele will email and or mail out annual owners meeting agenda and draft documents to be reviewed.
8. Robert Lawler -announced the Annual Owners meeting to be held December 12, 2019 @ 5:30 pm. All agreed.
9. Budget – In the 2020 budget, monthly dues will be increased to \$15 a unit effective January 1st, 2020. The questions were asked if the income change will be sufficient, most feel that it will. An owner questioned the increase in maintenance payroll, it was explained due to the needs of the property and the work required it was important to keep on the ground’s keeper as well as the full-time maintenance technician. Joe motioned to pass, motion was seconded, all in favor question was posed, the all parties present voted all in favor.
10. Kim Jones – brought up cleaning concerns in building K, E, and H. EMG discussed the rotation of Vanguard and their cleaning schedule; however, EMG and Michele will ensure that the cleaning is stayed up on.
11. Robert Lawler- Discussion of roofs. E and K are the only two roofs that have not been replaced. They are about 20 years old. Plan for 1 replacement each year after 2020.
12. Robert Lawler – moved to Approve meeting minutes from May 23, 2019. Motion was seconded. Passed.

Adjourned.

There being no further business and upon motion duly made, seconded and carried, the meeting was adjourned.

Minutes dated and approved this 6th day of August, 2020.

By:  _____