

CEDAR POINTE OWNERS ASSOCIATION

Minutes of the Annual Meeting of Owners

Held on December, 12, 2019.

Owners Present:

Jerry Mooney
Bob Lawler
Wayne Xia
Khrystine Kelsey
Fahim Ha

Also present were:

Wendy Pickering- President of EMG/R.E. License
Kati Calhoun – Regional Manager/ CPHOA Management Committee Member
Carrie Roberts- CPHOA Representative and Park Place Manager
Michael Miller – Harrison Miller Law Offices

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

1. Robert Lawler- introduced himself, and everyone went around the table to introduce themselves. Called owners meeting into session.
2. Discussion of minutes from the last owners meeting, meetings, and how meeting minutes work. Wendy motioned to approved minutes, Robert approved, Wayne Xia seconded.
3. Security Systems update: New security patrol with Metro is working well along with the Blue eye monitoring camera system. Metro will be installing cameras on the inside of all buildings, exterior of buildings, and infrared system that will monitor all movement on the exterior common areas. There will also be a license plate reader installed at the entrance of the property. A Metro Guard will be dispatched to the property if there are needs. Robert spoke about the positive results thus far and the continued benefits of the new security system.
4. Khrystine Kelsey D306 – Discussed concerns about exterior door issues. All were reminded about Metro Security 24 hour on call and all were provided the security phone number again. B208 Fahim spoke about the wedge doors open with tree branches. Robert reiterated to pull branches. The reminder to all were given by Wendy, ensure no one should ever conflict with others, need to maintain a community feel, and contact Metro Security of HOA office if needed.
5. Bylaws & CC&R declarations: Robert Lawler spoke about the confusion of how unclear and confusing the old CC&R's were previously. CC&R's and Bylaws have been redone by Michael Miller with Non profit act and State ordinances to ensure that everything is current and up to date. CC&R's and Bylaws have been circulated and requested for any feedback or comments from owners.

Michael Miller- summarize changes. 1. Insurance, new laws condominium laws. Property insurance what belongs to them. Owner is responsible it up to the master deductible of \$10,000. Association policy kicks in after that. Coverage A – up to \$10,000 assessments. Personal belongings would be a separate policy. Update with technological changes – HOA will now email out notices of changes.

Collection of assessments: condo act given association options to collect those assessments. Assessments and dues are always due and payable the 1st of the month and with changes now are delinquent on the 6th of the month. Management will follow through to ensure this happens going forward along with late fees. The Association can no longer wait until the 15th of the month as the association has bills that need to be paid. All HOA members can pay on the HOA website and is a direct way to pay. All are encouraged to use the website or mail a check to corporate office in Murray to help with any concerns.

Michael Miller encouraged all members to go through the cover letter and look through all important areas of changes to CC&R's and Bi-Laws. Changes to CC&R's and Bylaws cannot be approved unless we have 60% to

approve. All owners will be required to provide written feedback for any changes or adjustments no later than 12/13/19. Any revisions from there will be sent out for an official vote, once ballot is sent out it will need to be back within 60 days.

6. Fahim B208- Is happy with the positive actions taking place at Park Place. He voiced concerns about HOA dues never being increased, now moving right along dues are increasing again. Asking if there is anyway keep the cost down to the dues increases. Robert responded in trying to take time to understand expenses and a catch up from no increases for 6 years. We have nailed down operational costs, security costs, the physical property. HOA was in the red, the new 2020 budget will help to keep everything leveled out an going forward.
7. D306- Asked of clarification and transparency of how the money is spent with the HOA. Wendy explained the HOA can provide financial statements, but cannot breakdown the accounting. The financial statements can always be requested and the HOA will send them monthly. HOA pays for routine preventative treatments. Cost of treating individual unit for any other issues like bedbugs and roaches will be the responsibility of the individual owners. This helps to keep due and assessments down by charging direct to tenants that are responsible.
6:25 – Wendy asked to move on with actual owners meeting. Robert also reiterated that again that D306 can bring all concerns to management attention outside of the owners meeting and will be happy to provide financial statements if they would like.
8. Discussion of new HOA manager – starting next Tuesday, December 17th. It will take sometime to get acclimated to HOA but welcome to speak to him about any concerns.
9. 2020 Budget – has been approved. Budget was sent out with projection of expenses and increases. If any owners have questions or concerns please contact the HOA office for questions. Increase in dues will be covered in new 2020 budget.
10. Any new business: B208- \$15 increase as of January 1st. Robert discussed reasons of why dues were increased as per earlier in the meeting.
11. Jerry Mooney called meeting adjourned.

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

Minutes dated and approved this 27th day of August, 2020.

By:  _____