

**Cedar Run, HOA Quarterly Board of Directors Meeting
October 19, 2017
Minutes of the Public Session**

Directors present: Ricky Taylor (President); James Stallworth (Vice President); Nelson Morgan (Director); John Dantzler (Treasurer); absent: Hashim Forrester (Secretary)

President Taylor called the meeting to order at 6:00 pm

Approval of minutes Quarterly minutes July 20th - V. President Stallworth moved to approve the July 20th meeting minutes as written, seconded by President Taylor, the majority voted yes and one no vote by John Dantzler; the motion carried

Approval of Special Meeting held August 26th - President Taylor moved to approve the August 26th meeting minutes as written, seconded by V. President Stallworth the majority voted yes and one no vote by John Dantzler; the motion carried,

Community Group Manager reported on the 3rd Quarter Income Statement and Delinquencies Equity Experts Collections.

3rd Quarter Financials as of September 30, 2017 the community has an operating balance \$32,530.89. The manager stated "we are still collecting on the homeowners past due accounts we collected an additional \$627.91 from June-September."

Manager recommended to the board the reallocation of the retained earnings deficit of \$499.43 to the Contingency Reserve. The deficit is due to a previous homeowner balance with HCS. Completing this reallocation will leave a balance of \$15,788.06 in the Contingency Reserve."

President Taylor asked if the Budget and Finance Committee had an opportunity to review this and if they are in agreement with this recommendation. The chairman of the Budget and Finance had no issue with this recommendation. President Taylor moved to approve to reallocate the deficit to the contingency reserve fund properly seconded by V. President Stallworth motion carried.

The Income Statement was given by the manager she explained "since the HOA collects assessment at the beginning of the year we usually won't have any assessment capital coming in during this time; however there was a home sold and from that sale we received \$150.00 this quarter which was applied to working capital."

She stated we are under budget for this quarter ending September 30th, except for landscaping cost because of the purchase and installation of lights. The only other item over was management fees because historically the previous manger under charged the HOA for his time

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which is the reason for the difference. The 2018 budget has taken this into account. She also stated “all reserves were funded during this quarter”.

Committee Reports:

*ARC Committee, V. President Stallworth, Liaison
Beth Morgan, Chair*

V. President, Stallworth informed everyone that this committee meets quarterly and we will be purchasing new software to streamline the modification request and violations.

*Budget and Finance Committee, Treasurer Dantzler, Liaison
Denise Stallworth, Chair*

- Total Assets \$44, 607.47
- Total Reserves \$38,589.13
- Income Summary: 32,985.00
- Total Expenses: \$27,406.26
- Delinquency Report:
- Number of delinquent homeowners twenty two (22); total delinquency balance: \$12, 471.70

*Neighborhood Watch Director Morgan, Liaison
Aubrey Jones, Chair*

Director Morgan acknowledged the chair Mr. Aubrey Jones and strongly urged homeowners to join this committee to help keep our community safe. Director Morgan asked Chairman Jones to give a brief update on the committee. Chairman Jones stated they met September 5th; they now have maps of the sub-division which they divided into nine sections. They currently have six of the nine block captains to cover the community. The six block captains are as follows: William Grant, Caroline Mallory, Michael Gibson, Rufus Beverley, Davis Johnson, and Tiffany Burton. The three (3) areas that still need block captains are 3500 thru 3600 Cedar Commons Rd; 4800 Cedar Seed; 3600 Cedar Colony.

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*Welcome Committee Director Morgan, Liaison
Wanda Jones, Chair*

Director Morgan explained the function of this committee; and announced we have four new homeowners in our community. The committee will schedule a visit with the homeowners to deliver the welcome baskets. Also, on behalf of the community the committee delivered a beautiful plant arrangement and conveyed heartfelt condolences to the Harrison family.

Events/Social Committee, V. President Stallworth
Valerie Taylor, Chair

V. President Stallworth announced all the winners for the Spring Yard of the Month contest.

The month of June Mr. & Mrs. McCauley was the first winners, July Mr. & Mrs. Tatum, August Mr. & Mrs. Grant and September Mr. & Mrs. Barnes. Our August winner Mrs. Grant stated “she was very surprised, excited and appreciates the recognition”.

Christmas Decorating Contest: December 3rd sign up deadline, December 22nd

December 11th Christmas Party – 5:30pm – 8:30pm hope everyone participates online donations.

Henrico County Violation – President Taylor tabled the decision to accept the bids to correct this violation. He stated he wants to meet with the chair of the new Grounds Committee.

Motion to adjourn the public session was made by President Taylor, second by V. President Stallworth and the motion carried at 7:15pm

Rules were suspended to hear from the homeowners at 7:15 pm.

Executive Session began at 7:30pm - Board of Directors Only