

**Cedar Run, HOA Quarterly Board of Directors Meeting
July 20, 2017
Minutes of the Public Session**

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

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

Guest Presenter: Henrico County Community Office Q. Scott – briefly discussed crime statistics for our community and prevention methods.

Rules were suspended to hear from the homeowners at 6:20 pm.

Mr. Aubrey Jones spoke about the Neighborhood Watch planning committee and how best to increase membership and board meeting attendance. He also stated the landscaping at the front entryways need a lot of improvements trees need to be pruned, and dead shrubs and flowers need to be replaced. President Taylor informed him he is aware of these issues, photos had previously been sent to the management company and an onsite meeting was requested to address these problems.

Community Manager indicated she spoke with the landscapers and they recommend we wait to prune trees in the fall. Community Manager will notify the board once she confirms the onsite visit. President Taylor invited Mr. Jones to join him during the walk through.

The other Mr. Jones Anthony voiced a concern about the poor lighting at the front entryways, presently the lights are too dim and flicker. President Taylor stated the board members voted to have commercial solar light with 13,000 lumens and pole installed at all entrances. These high power solar lights will resolve the problem with the flickering and dimness and mounting the lights on a metal pole reduces the chance of theft.

Car accident (uninsured motorist) destroyed community fence and shrubs. A collective discussion by a number of homeowner on the cost of repairs of the fence and replacement of shrubs from the most recent accident; apparently, the driver of the vehicle was uninsured. All agreed that our insurance company should repair the fence and then attempt to collect reimbursement from the driver.

Manager explained that the insurance company will begin the collection process against this person, but the process will take a while for us to recover or the worst case scenario is the community may never receive reimbursement.

July's Yard of the Month Mr. Tatum thanked all who voted for his yard this month. Mr. Jerry Tatum was the second recipient for the Yard of the Month.

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Mrs. Taylor, chair of the Events Committee informed everyone that Mr. and Mrs. Harvey McCauley at 4801 Cedar Park were the first homeowners that won the Yard of the Month in June of this year and the contest will end in September.

President Taylor moved to approve the April meeting minutes and to approve them as presented, seconded by V. President Stallworth and the motion carried.

Community Group Manager; Reported on the 2nd Quarter Income Statement and Delinquencies Equity Experts Collections year to date: \$10,589.75. We still have homeowners in collections, but the numbers are coming down.

President Taylor moved to approve the Architectural Review Guidelines and Standards; and seconded by V. President Stallworth, motion carried. Community Manager will send signed sheet to board for signature and forward to Communications Committee to post on the community website.

V. President Stallworth moved to approve the Administrative Resolution No. 2017-01 - Events Committee Charter, properly second by Director Morgan motion carried. Community Manager will send signature copy to Communications Committee to post on the community website.

President Taylor announced the established of the new Budget and Finance Committee. Mrs. Denise Stallworth will chair this committee along with the Board members, Hashim Forrester and Mr. John Dantzler is the Liaison for this new committee.

Motion to give approval of funds for the fence repair and shrub replacement as a result of the accident was made by V. President Stallworth and second by Director Morgan.

Mrs. Stallworth introduced herself and shared that she has twenty years of experience in the financial management area. Her role will be as a financial adviser and she will work closely with the treasurer and community manager on all matters of HOA financial interest.

V. President Stallworth moved to approve the Administrative Resolution No. 2017-02 – Budget and Finance Committee Charter, properly second by Director Morgan motion carried. Community Manager will send signature copy to Communications Committee to post on the community website,

President Taylor moved to approve the Administrative Resolution No. 2017-03 – Welcome Committee Charter, properly second by V. President, Stallworth motion carried. Community Manager will send signature copy to Communications Committee to post on the community website.

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President Taylor announced Director Morgan will be the Liaison over the Neighborhood Watch and Welcome Committee. Director Morgan stated Wanda Jones is the chairperson for this committee and the Welcome Committee; the committee visited two new families to deliver Welcome Baskets. Presently, they have two more families to welcome to the neighborhood.

Motion to adjourn the public session was made by President Taylor, second by V. President Stallworth and the motion carried at 8:00pm

Executive Session began at 8:15pm - Board of Directors Only