

Cedar Bend HOA Annual Meeting Minutes
January 31, 2024
7:00 PM – Mountain Time

- 1) Confirmation of Quorum
 - a. 12 (9 needed for a quorum) lots represented: Bean, Pokorny/Logsdon, Coulter (x2), Northen, Shane (x2), Drougas (x3), Townsend, Bevers
- 2) President's Report
 - a. Quiet year compared to 2022, where website set-up, CC&Rs reviewed, Roster set
 - b. Scales building project coming along nicely
 - c. Annual party a success
- 3) Treasurer's Report

CBHOA FINANCIAL STATEMENT 2023				
Date	Item	Income	Expense	Total
1/1/2023	Beginning amount			\$ 460.89
Apr-23	Lot Assessment	\$ 1,900.00		
5/19/2023	Website hosting		\$ 227.94	
6/5/2023	HOA Officer Insurance		\$ 853.00	
7/12/2023	CBHOA Annual Party		\$ 93.96	
Jan-Dec 2023	Monthly bank fee \$6.00 (Jan \$5.00)		\$ 71.00	
Totals		\$ 1,900.00	\$ 1,245.90	\$ 1,114.49

- a. Budget for 2024
 - b. Insurance
 - c. Other expense
 - d. Per lot assessment
 - e. The following motion was moved by Brian Bean, seconded by Mike Shane, passed unanimously:
 - i. That dues be increased to \$125/lot for 2025, and stay at that level until there is a cushion of \$3,000 (after expenses) in the account to pay unforeseen expenses
- 4) Board Recruitment & Nominations
 - a. Jeri Shane will replace Al Pokorny on the board. Jen Beavers and Ed Northen will continue on the board
- 5) Design Review Committee
 - a. Scales project going well and appears to be in compliance with CC&R's and design guidelines
 - b. All current members wish to continue on
- 6) Other business
 - a. It is the membership's desire that the annual summer party continue, time and place TBD by the board
 - b. Tom Drougas recommended that the design review committee obtain input from immediate neighbors of any proposed project. This concept was approved

unanimously by the membership. Jen will do some research as to whether there needs to be/should be a bylaws change, and if the board thinks this is necessary will send out for a vote. Otherwise the board/Design review committee will adopt this as policy.