

Cedar Bend Homeowners' Association

Board of Directors Meeting Minutes

May 12, 2022

Present:

Al Pokorny – President

Ed Northen – Treasurer

Jennifer Bevers – Secretary

Finance

The Association has a balance of approximately \$1,300 on account. Anticipated expenses include Directors and Officers insurance estimated at \$700 and website hosting expense of approximately \$100.

CC&R Committee

The CC&R Committee met and recommended no substantive changes to the current CC&Rs. The Committee has proposed minor revisions to the current CC&Rs to clarify language, delete outdated requirements, exclude items governed by Hailey city code and to include boilerplate language regarding governance and administration of the association. The Committee does not recommend a legal review having concluded that the existing CCRs serve the purpose of protecting the integrity and property value of our neighborhood.

The Board approved the CC&R Committee's recommendation and will distribute a draft of revised CC&Rs to each homeowner for review and approval. Since no substantive changes are contemplated, a vote to approve should be easily achieved. Homeowners will be given time to review prior to voting. All voting will be performed online via DocuSign or similar platform. Once approved, the CC&Rs will be filed with the city and county.

Enforcement

The Board agreed that any blatant violation of the CC&Rs which materially impacts others within the neighborhood will be addressed by the Board.

Design Review Committee

The Design Review Committee recently approved the Scales application. The Board will inquire as to timing of construction and location of storage container.

Neighborhood Party

Time and date to be determined in August.

Annual Meeting

The Annual Homeowner's Meeting is scheduled for January 2023. Meeting notification will be delivered in December.