

**CEDAR CREEK HOMEOWNERS ASSOCIATION
2010 ANNUAL MEETING
January 22, 2011**

Board Members Present: Carol Horner (President), Marty Davis (Vice-President), Clardel Walker (Secretary), Mike Brown (Treasurer) and Dave Kinsey (Webmaster)

I. CALL TO ORDER: Carol called the meeting to order at 10:30 a.m. Agenda was distributed to the homeowners present. Introductions of CCHA Officers were made by Carol.

II. PROOF OF NOTICE OF MEETING: On December 16, 2010, a written notice of the 2010 Annual Meeting of the Cedar Creek Homeowners Association was mailed to each homeowner. There were 18 homeowners present and 26 proxies (one proxy had 2 lots for 2 votes). It was determined a quorum was present to conduct business.

III. MINUTES: Prior to the Annual Meeting, Clardel e-mailed the minutes of the 2009 Annual Meeting, held on 1-23-10, to all CC homeowners and property owners for their review. Copies were available at the Annual Meeting. Lin Robinson moved the Minutes be accepted as written, Peter Hurley seconded the motion. Minutes were approved as written.

IV. OFFICER AND COMMITTEE REPORTS:

A. President's Report: Carol reported on the 2010 Board's accomplishments:

Community Support Donations: As in past tradition, CCHA continues to donate \$100 to the Las Placitas Association and the Placitas Fire Department. Thru an oversight, the Placitas Fire Department did not receive the donation in 2010 but would be sent in early 2011. The Placitas Library received \$50.

New Bulletin Board by Mailbox Area: Marty presented proposed models at last year's annual meeting. The CCHA homeowners, who were present at the 2009 Annual Meeting, approved the purchase and installation of a Bulletin Board. It is left open with no key to post information on local activities but not business advertisements. Thanks to Marty for taking care of this.

Annual Clean-up and Party: On June 12, 2010, the Annual Clean-up and BBQ/Potluck was held. Due to the windy conditions, the neighborhood potluck was moved from the Mailbox Area to the home of Ron and Carol Homer. Hamburgers, hot dogs, chips, condiments, beverages, and paper plates, cups, and utensils were paid by the CCHA. Homeowners brought side dishes and alcoholic beverages. It was largely attended and received lots of kudos. Rich Shumard's band provided great music. Thanks to Marty - this annual event was very successful and is always a great way to become acquainted with CC neighbors.

The CCHA rents a dumpster and provides heavy duty garbage bags to encourage

homeowners to clean up around their property and beautify our neighborhood.

Placitas Neighborhood Watch Network (PNWN): Carol is the CC contact for the PNWN. Burglaries continue to occur in Placitas but there were fewer in 2010. It is important to become acquainted with your neighbors so everyone can keep a watchful eye in the neighborhood. PNWN emails concerning burglaries are too numerous so are not posted on the CC Website. Carol notifies the CCHA Secretary, who forwards information to all CC homeowners via email and telephones those without emails of PNWN activity.

B. Vice President's Report: Marty, as the Architectural Control Committee (ACC) liaison, reported on the following:

Introduction of ACC Members:

Judith Hurley and Rick Shumard were introduced but Doug Clark was absent. Rick Shumard declined to serve another term on the ACC. Rick was thanked for his invaluable service to the ACC. George Koinis volunteered to replace Rick on the ACC.

ACC Report:

Judith Hurley reported there were no major home building projects brought before the committee this year. Four smaller projects and one complaint required action by the ACC.

2010 ACC Approvals:

1. In March 2010, a new detached workshop was approved on Lot #D-11.
2. In April 2010, Lot #0-2 requested approval to build a privacy wall on said property. Request was denied by the ACC due to easement issues. The homeowner, after the fact, obtained Sandoval County change to the private access and public utility road for the new wall.
3. In August 2010, a complaint was filed concerning a parked motor home on Lot #A-9, which was in clear violation of the usage covenants. After a phone call to the homeowner, the motor home was moved three weeks later.
4. In August 2010, Lot #A-4 requested and was granted approval to add several parapet walls to home to shield roof mounted swamp coolers for compliance with the covenants.
5. In October 2010, Lot #D-17 requested and was granted approval for a new gate and driveway address marker.

Pending Requests: There are no pending requests.

Everyone was reminded to use the CC Website and click on the ACC link, which lists the ACC contact information. Homeowners were reminded if any changes/additions are being made to their property (architecture outside the house, landscaping, exterior lighting, etc. requires homeowners to check the covenants on the CC web page and contact one of the ACC members to determine if ACC approval is required. This is required prior to any construction, additions, and deletions on your property.

Webmaster Report:

Marty apologized for the CCHA Website not being kept up-to-date, but the CCHA Webmaster resigned and it took a while to find a volunteer to become the Webmaster. Marty introduced the new Webmaster for CCHA Website - Dave Kinsey.

Dave created a handout explaining how to use the CCHA Website.

CC Website: <http://cedarcreekplacitas.com>

Home Page: No password to access this page or **Tabs to the Left:** (Homeowners Association, Architectural Control, Water Board, Covenants, Neighborhood Watch, Community Cleanup, Links, Fun Photos, Bulletin Board, Recommended Service Providers). Spam on the CCHA Website required Dave to delete 4000 bogus accounts. Guest has been disabled with read capability only.

Fun Photo Page: No password to view photos - only to upload photos. Everyone is encouraged to post photos of your pet - great way to identify lost pets.

Bulletin Board (BB): No password to view BB - only to post to BB. Buy/sell/trade items can be posted.

Recommended Service Providers: Marty encouraged everyone to post good and bad feedback on service providers. Carol thanked Dave for volunteering to be the new Webmaster for the CC Website.

Dave announced that all CCHA minutes had been posted to the CCHA Website. He encouraged all homeowners to address all questions concerning the CCHA Website to him.

Judith Hurley requested that a printable version of the CCHA covenants be placed on the CCHA Website. She also requested that Article IV - ACC Forms be created as PDF files.

C. Treasurer's Report: Carol, Acting for Mike Brown - Treasurer, presented the 2010 Treasurer's report, which was approved as submitted.

2010 Annual Dues: Only 1 homeowner is late in paying their annual dues. Once received, Annual Dues will be paid 100%.

The Year End 2010 report was distributed to all in attendance.

2011 Proposed Budget: The proposed budget was submitted.

D. Secretary's Report:

CCHA Contact List: Clardel thanked everyone for always notifying her of necessary corrections/changes to maintain a current CCHA Contact List. The list now annotates members of the ACC, CCHA Board, and Water Board.

This list is not posted on the CCHA Website but sent via e-mail to everyone. Those without e-mail are provided a printed list.

Contact information is to be used for CCHA business and safety/security reasons no solicitations - advertisements, political, or religious. Complaints had been received concerning this misuse. Please remember to respect everyone's privacy.

Homeowners were reminded to only contact homeowners via cell phones for emergencies

The CCHA Website Bulletin Board is available for advertisements.

Carol thanked Clardel for her diligence in maintaining an up-to-date CCHA Contact List.

V. ELECTION OF 2011 BOARD MEMBERS:

The Vice-President and Secretary are open due to Marty and Clardel not seeking re-election. The Member at Large also needs to be filled. Carol requested volunteers from the floor. Andrew Feldman, Corky Baron, and Judy Gajkowski were nominated to fill each of the vacant positions. Carol moved to close nominations and accept the above slate by acclamation. Larry Robinson made a motion to accept the slate of officers and Jacob Decimus seconded, with the slate being approved. At the next CCHA Board Meeting, officer positions will be determined.

Carol thanked Marty and Clardel for their contributions. Marty and Clardel volunteered to work with the new CCHA Board to ensure a smooth transition.

VI. NEW BUSINESS:

Annual Clean-up and Potluck Party:

Volunteers were asked to help with the Annual Clean-up and Party. A Sign-up sheet was passed around. Corky and Patty Baron volunteered to be in charge of the 2011 Annual Clean-up and Party. It was voted to change the 2011 event from June to September, as the weather should be milder with less wind and fewer homeowners on vacation. This annual event is always a great opportunity to meet neighbors and interact with CC homeowners.

Homeowners' Comments and Concerns:

Roads:

Anasazi Road: Andrew Ferretti discussed chronic problem of standing water.

Cedar Creek: Bert Miller stated the road opposite the mailboxes was deteriorating. Carol reminded everyone that all CC roads are maintained by Sandoval County - not the Board. Complaints should be addressed to Lee Yardman, Sandoval County Road Supervisor.

Wall behind Mailboxes: Bob Gajkowski requested the CCHA Board to investigate options to repair the crumbling wall for safety issues.

VII. ADJOURNMENT: Carol thanked everyone in attendance. Lin Robinson moved to adjourn the meeting, Rick Shumard seconded, motion passed. The meeting adjourned at 12:10 p.m.

Respectfully submitted:

Clardel Walker, CCHA Secretary