**Cedar Mill Community Association – public meeting– January 18th, 7:00pm**

**I. Meeting Opening / HOA News (10 Minutes) 7:00pm**

1. **HOA meeting schedule** – Meetings will be quarterly unless otherwise noted. Annual Meeting is planned for April.
2. **Possible Amendment to Covenants to limit Rental properties** –The Board has explored this with All-In-One and Legal. To enact and have it enforceable against owners who did not vote for it, it would require changing the legal status of the HOA, Amendment would also require a community vote.
3. **General Issues/Concerns in the Community** – Please continue to call/email All-in-One Management with any issues or concerns, and you can always email the HOA Board and we will work to help you.
4. **Workout room on hold** – We will monitor restrictions and open when it’s allowed and safe to do so and when we have enough volunteers to complete the opening/maintain it. Date TBD.
5. **Pool Opening date** – Planned for mid-to-late May as usual, most likely 05/21 (Saturday)
6. **Unauthorized overnight parking in clubhouse lot** – Overnight parking is prohibited without special approval by Board. Contact us via email if you have a special situation and need to park overnight for some reason. Otherwise vehicles will be towed at owner’s expense by Alatoona Towing co.
7. **Volunteers needed:**
* We are looking for a volunteers for ARC, Workout room, and Pool Committee (for next season)
* We have now have 2 vacancies on the HOA Board of Directors. The current Board President can interview and appoint an appropriate volunteer if anyone comes forward.
1. **Thank you volunteers**
* Thank to outgoing Board member **Tim Jones**, who has served our community for about the last 5 years as our Treasurer. He has been a great asset to our HOA and a great neighbor, and we wish him luck on his new move!
* Thanks to new ARC committee member Donna Dykes, who has been doing a great job helping with all of the project reviews and approvals.
* Thanks to new volunteers Dale & Tania Fountain, and Michelle Hewitt, for planning and hosting the Santa event at the clubhouse and doing the lights/decorations, and to Bob Spangenburg for continuing to do our email communications.

**II**. **Completed Business & Expenditures (5 Minutes)**

* Pool – some offseason repairs have been completed to the salt system
* Tennis Court – timer for lights was replaced and covers put on open electrical access
* Waterwheel – new timer added. Wheel will be started up again in Spring.

**III. New Business (5 Minutes)**

1. *Pending projects*:
* Still looking for replacement slide for damaged playground slide. Initial estimates were very expensive so we are still shopping around to try and find a more reasonable cost.
* Clubhouse Roof replacement – reviewing bids from 3 contractors, cost around $13,000

**IV. Open Comments (15 Minutes)**

**V. Meeting Adjournment 7:40pm**

**Management Company: All-In-One Management -** (678) 363-6479

**Website:** [**http://allinonemgmt.com/community/cedar-mill/**](http://allinonemgmt.com/community/cedar-mill/) **Email:** **cedarmill@allinonemgmt.com**

Pool email: poolkey@allinonemgmt.com **HOA Board**: cedarmillcommunityHOA@gmail.com

**Meeting Minutes:**

Board agrees to move forward with POA and subsequent Leasing Cap amendment, will pursue with Lazega & Johannsen and All-In-One Management.