

The Minutes for the Villas at Cedar Cove December 5th Meeting.

The Zoom meeting was started a couple of minutes after 10:00AM and Val Faden called the meeting to order.

Proof of Notices was confirmed.

Introductions of the out going board were made and a request to review and approve the previous meetings minutes. A little difficult as not everyone received minutes from the previous several meetings.

Dave Baldo of Excel started with a review of the Balance Sheet, P & L vs. Budget, Balance Sheet Reserve Account and of course the proposed Budget for 2021. mailed to

Comments were made and questions asked on a few of the items and Dave was able to give a good overview of where everything stood.

Ron Lips offered comments regarding the proposed budget for 2021 and questioned the necessity of increasing the quarterly dues given the Pandemic and difficult financial times for a lot of people. Ron also questioned why an outgoing board should establish the budget for an incoming board and believed the increase should be tabled until the new board had the opportunity to review in detail and see if it was absolutely necessary.

Val Faden commented that the budget had to be increased to provide a strong Reserve and follow the guideline of the Reserve Study of 3 % increases per year. Val further stated that the Board sets the budget not the community, at this point one of the ladies on the zoom took exception to Val and her tone that as she put it “was very condescending and not proper to talk down to home owners”

Questions were voiced from residents about the necessity for 100 % funding of the Reserve and Val reiterated that the board sets the budget not the community. Ron indicated that may be so but the community as a whole should approve it not just part of the community. Tom Petersik who has served on several community boards indicated his belief and experience dictated that it wasn't necessary to maintain the Reserve at 100 % which is what Val believes is necessary, but many communities operate in the range of 70 %. Rick Gance pursued this matter further and questioned DUCIOA and wanted more details.

Dave Baldo looked up DUCIOA and indicated that the board “SHALL” maintain adequate funding of the Reserve. It did not stipulate 100 % and there is some conjecture regarding the 3 % increases, along with the term “SHALL” versus the mandate of “WILL”. It was subsequently learned that Val wrote minutes and indicated in them that” Rick Gance suggested that owners just accept the Reserve dues increase if it is required under DUCIOA. Rick Gance has no recollection of making this statement and was probing for answers not endorsing the acceptance of the budget presented.

While the Reserve needs to be adequately funded for anyone attempting to sell a property it is also known that if HOA fees are too high it is a deterrent to a sale. Exactly what can be done to the satisfaction of all HOA members by obtaining precise information as to funding and answering the question which has been debated if it is 100 % or that many HOA's operate in the 70 % range.

Dave Baldo presented the Property Management report and all appeared to be in order as the figures were reviewed section by section. There may be some overage in one area and shortage in another but this is a normal situation as a budget is only an estimate of what the board believes is necessary. As an example we budget for snow removal yet if there is no snow then that amount is applied to another area where we might have an overage or could be used to enhance the Reserve fund.

The new Board was introduced;

President, Ron Lips, phone 240 997 6967 email- ronaldlips1947@gmail.com
Vice President, Jim Marshall, Phone 240-351-7735 email- jim.p.marshall@gmail.com
Treasurer, Craig Schroder. Phone 410-374-9306 - email – CHS239@comcast.net
Secretary, Patrick Nothnagel, Phone 215-499-7458 email- Pnoth46@Gmail.com
At Large, Rick Gance, Phone 215-514-8528 email - rgance@comcast.net

This Board was confirmed as there were no other nominations from the floor.

Questions and Comment time was provided and concern was again expressed about the Reserve Study its accuracy and funding. Val then offered if there was enough interest then the new Board could initiate a new Reserve Study which she did not believe was necessary at this time.

Ron Lips then offered the Following statements regarding the new board and their operations.

The New Board will be more transparent than previous boards, minutes of meetings both Community and all Board meetings will be made available which has not been the case for the past few years. They will be posted in timely manner on the web site.

The New Board will be more approachable and receptive to all ideas from the Home Owners then address with an opinion on the viability of each idea. We are a community of neighbors and as such must be receptive, value and show proper respect to one another.

Projects of major importance will be reviewed and presented with alternatives to the community as a whole rather than one person on the Board making a decision that could adversely affect Home Owners.

We also just learned of offers by Capano Management to the outgoing Board to gain easements through Juniper Ct. to a piece of land that is owned by Capano but landlocked. We believe the old Board used good judgment in refusing offers of up to \$50,000.00 to the Community to allow the easement. The shortcoming here is that the Community as a whole should have been made aware of all these details and we just learned of them in this meeting.

Ron Lips asked for the New Board to have a brief meeting after the adjournment. The Association meeting was then adjourned.

The new Board met after the HOA meeting was adjourned.

At Ron Lip's request considering the Pandemic and its financial havoc the New Board agreed there should be a forbearance on the dues increase. The present quarterly dues at will remain \$643.75 per quarter.

The New Board will investigate the exact DUCIOA fund requirements and scrutinize the budget presented that was assigned to them as they have serious concerns over previous Reserve Studies.