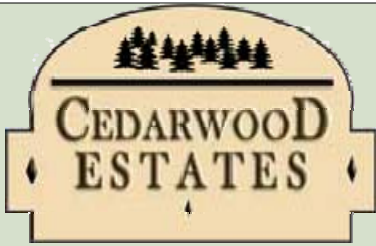


# CEDARWOOD HOMEOWNERS



## **BOARD OF DIRECTORS**

*Sherry Hohenadel,  
President  
(563)349-1263*

*Ann Broughton  
Vice-President  
Chair, Grounds  
(563) 332-8442*

*Nancy Medema  
Secretary/Treasurer  
Welcoming  
(563) 370-1260*

*Jane Smay  
Welcoming  
(563) 332-4399*

*Carla Osborn  
Chair, Nominating  
(563) 332-0613*

*Carey Ralston  
Website, Welcoming  
(847) 514-0982*

*Ralph Berger  
Pool  
332-7495*

*Lori Ulloa  
Accountant  
(563) 359-9049*



## **HIGHLIGHTS**

**Black top on 100 yard dash will be repaired in the Spring.**

**Need to develop a long-term plan for the pool by analysis of repair costs vs. longevity. Need to survey residents.**

**Need to contact Iowa American Water Company regarding missing line caps in parking lots.**

---

**Reminder to residents of September 01, 2012 deadline to do owner maintenance, including garage doors and man doors and intent to enforce by-law requirements.**

## **BOARD OF DIRECTORS MEETING**

The Cedarwood Board of Directors met on Monday, January 23, 2012 at 7:00 p.m.

Board members present:

Berger, Broughton, Medema, Hohenadel, Smay, Ralston.

Board members absent:

Osborn

Homeowners present: Susan Berger. Dick Werthman,

## **APPROVAL OF MINUTES & PAYMENT OF BILLS**

A motion was made by Medema, seconded by Ralston to approve the November regular session minutes and the December annual meeting minutes (no regular session held in December 2011). as presented. The motion carried unanimously by voice vote.

Cedarwood Accountant Ulloa provided an overview of the monthly financials.

A motion was made by Medema, seconded by Ralston to pay bills as presented . The motion passed by voice vote.

A motion was made by Medema, seconded by Berger to close out three accounts bearing minimal funds at Ascentra Credit Union ( ) LPL Financial (.09) , and Family Credit Union ( )and deposit the monies into the Cedarwood Checking Account at IH Mississippi Valley Credit Union. The motion carried unanimously.

Hohenadel advised that both units in probate collection are being closely monitored. Legal Counsel advises there is nothing we can do except be patient. All indications are that Cedarwood will be paid when the units are sold. Others on the delinquent list from December have either paid or are already in a payment plan and are making payments as agreed.

## **ELECTION OF OFFICERS**

Following brief discussion, a motion was made by Berger, seconded by Ralston for 2012 officers to remain the same as in 2011:

President—Hohenadel

Vice President—Broughton

Secretary/Treasurer—Medema

The motion carried unanimously.

## **GROUNDS COMMITTEE**

Four complaints were received regarding snow removal (or rather non-removal on sidewalks) Calls received were prior to wind calming after the snowfall. Shoveling was done, but blown back in due to high winds.

A resident contacted us regarding the need to repair asphalt on the 100 yard dash (Jonathan). Ann contacted Tri City Blacktop and they advised this was more of the ongoing problem due to drainage. The board discussed how this could be addressed in the future. As the water must drain away from the buildings, the options are limited without a major project. It was sug-

gested drainage pipes run down the length of the street with grated guards.

Other options need to be reviewed and this is something that will be placed on the list of projects to be undertaken in the future.

The 100 yard dash was last repaired 2 years ago and the warranty no longer applies. We will reassess the situation in the Spring and patch/repair as needed.

## **WELCOMING COMMITTEE**

Our Welcoming Committee of Sara Gassman and Jill Nedved have done a terrific job of keeping up with welcoming new residents.

## **POOL**

The subject of the age of the pool and its future was proposed. After considerable discussion, it was determined that factual data on repair needs, longevity, cost of new pool, etc. needed to be evaluated prior to any decision making. It was offered that pool costs needed to be made available so that residents had good understanding of the expenditure. Hohenadel will pull records of major expenses and repairs over the past five years. All leaks will be reviewed by Hohenadel with Pool Tech (the company that will be assisting with bringing the pool into Virginia Graham Baker Compliance in the Spring). It was suggested that residents be reminded that the pool had for many years been taken care of through volunteer efforts,. We now must

pay a company to maintain. Hohenadel emphasized the need to gather factual data gathered from professional pool repair contractors prior to making decisions and not just relying on information passed person to person.

This is a major asset for the association and any decisions need to be carefully thought out. Major decisions need to be made by the membership. The board emphasized that no action is being proposed at this time, just the need for a long-term plan prior to making any additional major investments in the asset.

**OTHER BUSINESS**

It has been observed that many of the water pipe caps for Iowa American Water Company (located in the parking lots) are missing. While this is not creating immediate issues, it needs to be corrected. Berger offered to call Iowa American to find out the procedure for replacing the missing caps.

Ed Rathjen will be asked to assist the board with further fence planning at the February meeting as per his direction at the Cedarwood Annual Meeting.

**ADJOURNMENT**

There being no further business the meeting was adjourned at 8:20 pm..

\*\*\*\*\*

**VOLUNTEERS APPRECIATED**

**Please don't forget the YOU ARE CEDARWOOD. Help us to help you, volunteer! Contact any board member.**



**CONTRACTORS NEEDED**

**Residents often call board members to find painters or carpenters. With upcoming repairs of garage doors, man doors and general Spring maintenance there will be a need for people to do the work for residents that they cannot do themselves.**

**While we cannot recommend one over another, if you are a Cedarwood Resident, we would be happy to add your name to a list. Please let us know. Contact any board member.**



**IN OUR HEARTS**

**Cedarwood offers its heartfelt condolences to the family of long-time resident, Bill Cameron. Bill passed from our world on January 5th**

**May he rest in peace And may his gentle spirit be forever remembered in the heart of Cedarwood.**



**THE NEXT REGULAR MONTHLY MEETING OF THE CEDARWOOD BOARD OF DIRECTORS**

**WILL BE:**

**February 27th at 7:00 P.M. AT THE BETTENDORF PUBLIC LIBRARY**

**ANNUAL MEETING**

**FIRST SATURDAY IN DECEMBER, 9:00 AM**