

THE CEDARS HOMEOWNERS ASSOCIATION
MINUTES OF THE ANNUAL HOMEOWNERS MEETING
January 19, 2012

Welcome

The Annual Meeting of The Cedars Homeowners Association (HOA) was held on Thursday, January 19, 2012, at the Markel Building, Salon Conference Room, First Floor, 4531 Highwoods Parkway, Glen Allen, Virginia, 23060. A social time began at 6:30 pm where pizza and refreshments were served. President Kimberly Sowers called the meeting to order at 7:00 pm. A package of information containing all documents that would be discussed in the meeting, including a meeting agenda, minutes, financial report, and proposed slated of directors, was made available to all homeowners as they entered the meeting. Mrs. Sowers introduced the board members and asked everyone in the room to introduce themselves by giving their name, address, and the length of time they had lived in the neighborhood.

Proof of Notice

Mrs. Sowers reported that notice of the meeting had been properly given by mailed, hand delivered and emailed invitations and proxies to each homeowner at the addresses on the distribution list. A reminder email was also sent the Tuesday before the meeting. Attendance in person and by proxy satisfied the requirements for a quorum.

Approval of Minutes

Cora Stephens presented the minutes from the 2011 HOA meeting. Upon motion duly made and seconded, reading of the minutes was dispensed, and the 2011 minutes were approved as presented.

Social Committee Report

Carlson Byron reported on social events held during 2011. The 2011 Annual Meeting was held in February. The first ever Sadler Road Community Yard Sale was held Saturday, May 21 and was a great success. The Spring Social was held the same day from 4:00 to 8:00 pm (new time). The neighborhood participated in a National Night Out event in August. The various social events were all successful and well attended.

Welcoming Committee Report

Amarish Jain reported that several new neighbors had moved into the Cedars neighborhood. There were currently two neighbors scheduled to receive their new neighbor package of information and \$20 gift card to a local retailer. They will be delivered in the coming week.

Treasurer's Report

Treasurer Marshall Higgins presented the financial report for 2011. He reviewed the various revenue and expense items, particularly the additional costs for landscaping and legal fees paid during the year, and indicated that at year end the HOA had \$617.43 in the checking account and \$7,232.10 in the savings account. Upon motion duly made and seconded, the homeowners accepted the report as presented.

Innsbrook Rezoning Initiatives

Dave Cummings reported on two significant rezoning cases that impacted the neighborhood. The first involved a development request to rezone Crawford Park to allow high-density homes and townhouses, which several of the surrounding neighborhoods had opposed due to density and traffic issues. The second was a request to rezone large sections of Innsbrook to urban mixed-use as part of the "Innsbrook Next" plan undertaken by the Henrico County Board of Supervisors, which many of the surrounding neighborhoods opposed due to concerns with building height, traffic, noise, lights, safety, privacy, land use, etc. The neighbors present thanked the Board for their diligence and encouraged continued communication on these cases.

Neighborhood Watch

Joanne Yonce provided an update on the Cedars Neighborhood Watch. She stated that 2011 was a year of progress for the program, with regular emails being sent to residents on crime prevention tips, as well as communications on local crime alerts. Emphasis continued to be placed on educating all residents to be alert and call 501-5000 if they see any suspicious activity. The first neighborhood Block Captains' meeting was held on January 5, with another planned for mid-February. Mrs. Yonce announced that a goal for 2012 was to increase participation in the Block Captain program, and three attendees at the annual meeting offered to join the program.

President's Report

Mrs. Sowers reported on activities and actions taken by the Board during the previous year. The new Board met in February to elect officers and committee chairs. The Board generally held open monthly meetings in 2011. The updated Declaration of Restrictions, Articles of Incorporation, and Bylaws that were approved at the 2010 Annual Meeting were filed with the court and have been posted on the website. "No Solicitation" signs were installed at both entrances in February to help deter solicitors from entering the neighborhood. The Cedars neighborhood entrance signs were also refurbished. A new Architectural Request form was created and posted on the website.

Mrs. Sowers also provided an update on real estate transactions in the neighborhood during 2011, and indicated that the average home sale yielded \$112.35 per square foot, as compared to \$129.10 in the prior year. The highest sale price was \$265,000 and lowest was \$195,000 (foreclosure). She noted that the peak yield was in 2006, when home sold for an average of \$152.85 per square foot. She added that one of the Board's top priorities was to help maintain property values in the neighborhood.

New Business

Mrs. Sowers discussed the need for redesign/launch a new Cedars website with enhanced functionality. Sajan Kaushik volunteered to help the Board with this task and also to post the minutes of BOD meetings.

Mrs. Sowers next outlined the need to address the overgrown berms that bookend both entrances. Recommendations and quotes will be obtained from landscapers.

Mr. Higgins presented a proposed budget for 2012, and indicated that the budget called for annual dues of \$75 per homeowner. He responded to questions, and explained that the dues if approved would be payable by March 15, 2012. Upon motion duly made and seconded, the homeowners approved the 2012 budget and dues amount as presented.

Mrs. Sowers presented a slate of proposed board members, including herself, Dave Cummings, Marshall Higgins, Julie Traylor, Joanne Yonce, Richele Jenkins, Lori Coyne, Barbara Hershey and Niki Donathan. Upon motion duly made and seconded, the homeowners accepted the 2012 slate of board members as presented.

Open Discussion

A concern was raised about the length of time it took for Dominion Power to restore electric service in certain sections of the neighborhood after an outage. Although the Board had no control over the issue, neighbors were urged to voice their concerns directly with Dominion Power.

Reminders

Mrs. Sowers again thanked the Board members for their service during 2011. In turn, Mrs. Sowers was thanked for her outstanding job as president. She reminded everyone to pay their dues by the March 15th due date, and encouraged neighbors to check the HOA website at www.thecedarsatinnsbrook.com frequently for information regarding upcoming events and neighborhood news. The website had been updated with information for homeowners, and contained guidelines for submitting architectural requests.

Adjournment

There being no further business to come before the HOA, the Annual Meeting was adjourned at 9:10 pm.

Respectfully submitted by,

Julie Traylor
Acting Secretary