

CINNAMONWOOD ESTATES HOA BOARD MEETING

March 26, 2025

6:30 pm

<https://us02web.zoom.us/j/84592830269?pwd=dG9FMGVKbHdJWmcwbW9QTXR sS1VIUT09>

Meeting ID: 845 9283 0269

Passcode: Cinnamon

Meeting is conducted via ZOOM and recorded following Robert's Rules of Order and order of agenda outlined in Bylaws, Article 3, Section 10

Meeting was called to order at 6:33 pm by Chair Lori Paddock Read.

I. **Roll Call:** Secretary called the roll.

Board Members Present: Lori Paddock Read, John Larson, Dave Ronne, Kyrria Martinez

Board Members Excused: Mark Freed

Board Members Absent: Sean Roberts

Community Members Present: Noel Vaughn, Pam Towry, Dave Simpson, Grover Carter

Guests: Lori Murphy Cole

II. Proof of Notice of Meeting Or Waiver of Notice: Community was notified of the meeting on March 18, 2025 and again on March 24, 2025.

III. Minutes of the Preceding Meeting: The minutes of the February 2025 meetings were emailed (or mailed to those without email) on March 4, 2025. John made the motion to accept the February meeting minutes as written and Kyrria seconded the motion. Passed unanimously.

IV. **Comments from Community Members and Guests:**

V. **Reports of Officers**

A. **Treasurer:** Dave Ronne

a. Bills paid in February: Reviewed

b. Bills needing approval to pay:

i. Boatwright Engineering for survey of north boundary: \$660. Kyrria made the motion to pay this bill and John seconded the motion. Passed unanimously.

c. Additional savings account: Board agreed to move some funds from checking account to a new money market savings account to earn better interest.

- d. February 2025 Bookkeeper Financial Report: Reviewed prior to meeting and discussed.

Kyrria made the motion to approve the Treasurer's Report and John seconded the motion. Passed unanimously.

The HOA maintains a strong financial position and meets all obligations promptly. Detailed financial information can be accessed at any HOA Board meeting or upon request to the Board.

B. **Secretary:** No report

C. **Chair:** No report

VI. Reports of Committees

A. Architectural Review: Kyrria

- a. 1927 ACR: Repaint exterior with similar shade to current color and remove small evergreen tree from front yard near house. John made the motion to approve the request and Kyrria seconded the motion. Passed unanimously.

B. Landscape: Dave S

- a. Recommended crabgrass treatment: To keep crabgrass from emerging as the weather warms, landscape firm recommends application of crabgrass treatment. Discussion. Kyrria made the motion to approve the treatment for \$300 and John seconded the motion. Passed unanimously.

VII. Election of Directors n/a

VIII. Unfinished Business:

- A. RV's in Driveway: Chair recommended dropping this topic. Board concurred.
- B. Cluster Mailbox: HOA received insurance check that covered half the expense of replacing the cluster mailbox that services the culdesac units. A shout-out to Dave Ronne and Grover Carter for installing the new box at no cost.
- C. Secretary Position: Chair
 - a. Lori Murphy Cole proposed that the Board give serious consideration to hiring a professional HOA management firm. She volunteered to serve as temporary Secretary until the end of August. John will take the lead in researching HOA management companies, while Board members will focus on finding a property owner to record meeting minutes starting in September. Since the Secretary role isn't limited to Board members, it is available for any community resident to fill.

D. Other

IX. New Business:

- A. Violations: None
- B. Street Sign for Lower Culdesac: Chair will take the current sign to the company who created it to see if an additional address can be added.
- C. Street Parking Overnight: Dave R
 - a. Dave raised concerns about two separate incidents of vehicles being parked overnight on the street.
 - i. In the first instance, the Chair spoke with the property owner, whose guest had parked the vehicle.
 - ii. In the second instance, new tenants parked too close to a mailbox, prompting both a Board member and the USPS to leave a note on the vehicle's windshield.
 - iii. The Chair instructed the secretary to distribute the standard windshield warning note to all property owners. This note advises property owners to either place the warning on the windshield of any vehicle parked overnight on the street or report the vehicle to a Board member. The windshield warning note is attached to these minutes.

D. Other

X. Next Meeting: April 23, 2025, 6:30, ZOOM

XI. Adjournment: Dave R made the motion to adjourn the meeting and Kyrria seconded it. Passed unanimously. Meeting was adjourned at 7:55 pm.

Respectively Submitted,

Lori Murphy Cole

Lori Murphy Cole
Secretary, temporary

Secretary distributes Community Rules annually. As suggested by the Board, monthly Board meeting minutes will highlight one rule per month:

Other than normal residential pets, no animals (exotic or otherwise), swine, or fowl shall be raised, kept, bred or permitted on the property.	\$100 week
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