

Cranberry Estates Subdivision

Annual Homeowners Meeting

September 23, 2020

Attendees: 26 members via ZOOM, 15 proxies, 5 board members, 1 at-large member

The meeting began at 7:03 PM by Kari Brown. Liz Goch, president, introduced herself and the board members, Diane Koivunen, VP, Kari Brown, treasurer, Sharon Barksdale, secretary, Jeff Strauss, trustee. Liz announced that she was retiring as the board president but would stay on as an at-large member. She was thanked for her many years of service and guidance.

Liz welcomed residents to the meeting and encouraged them to become familiar with the subdivision website, which contains a lot of useful information about the subdivision. The Covenants, Conditions and Restrictions define what is allowed by homeowners. A fines policy is being developed to enforce CCR violations. Residents are invited to contribute to the policy.

A member asked about the need for a fines policy. The example given was of a homeowner who refused to remove a boat from their driveway after receiving multiple letters from the board. Another issue is mail boxes in disrepair.

Liz suggested that task forces be formed to address the following:

- repair of mail boxes or switch to a new model of mailbox
- replacement or repair of aging street signs
- improvement of homeowner communication

Kari spoke about completed 2019 projects.

- tree replacement
- Phragmites treatment
- repair of Sandlewood entrance wall

Kari addressed upcoming projects for 2020

- elm tree removal, diseased, on the Buell path
- street signs
- tree maintenance/replacement, on-going
- Buell Drive electrical upgrade

Future projects for 2021 & 2022

- phragmites

Other big ticket items on-going from the budget are snow removal and common property maintenance.

Steve Apking, at-large member, discussed other subdivision accomplishments. The Buell entrance columns had new shingles added as well as wood trim repair. He also worked with an insurance broker to renew the policy and acquire a reduced premium. Lastly, he reminded homeowners to trim street trees to improve visibility for pedestrians and drivers.

Elections proceeded based on a 30% quorum-

Liz explained that the board consists of 3-5 members who are elected on alternate years. Two positions are open due to Liz's resignation and Jeff's term of office as trustee ending. Jeff and Keith Bergmoser agreed to run for office. Jeff as president and Keith as trustee. Andrew Kunkel volunteered to serve as an at-large member.

Liz thanked the following individuals who will voluntarily remain in their roles, Hillary Norfleet as web administrator, Emilie as Cranberry Chatter Facebook coordinator and Joyce Spletzer as welcome coordinator.

Additional items discussed-

- repairs needed at Cranberry dock
- tree needs trimming at the corner of Plantation and Cranberry
- sink hole at Plantation/Hillsboro needs repair

Meeting adjourned 8:08 PM

Submitted by Sharon Barksdale, Board Secretary