

Community Meeting 1
12.13.25 at 12:00 pm
All HOA Board Members Present
16 Houses were Represented

A sign-in sheet was passed around by Secretary, Catherine Griffith. Everyone in attendance wrote their name, home address and verified if they have been receiving emails.

HOA President, James Howard started the meeting by asking each board member to introduce themselves allowing those who did not already have a face/name to each position.

-President, James Howard - Vice President, Josh Butler
-Secretary, Catherine Griffith -Treasurer, Jake Harris -ARC, Kathryn Henderson

The president let residents know that we have officially transferred everything over from Trademark homes. He let residents know that the HOA Board, ARC in particular, are working towards creating and sharing out a website in which all Cedar Park HOA information will be easily accessible. Hopes are that this website will contain a link for dues, upcoming events, announcements as well as hoa board member contact information. He also let community members know that we are working towards getting a P.O. Box to avoid the change of hands with cash and checks. James also added how the ARC committee will start after the 1st of the year, they will help address stained fences, yards, parking, etc.

Kathryn, head of the ARC Committee spoke about needing volunteers to join her committee. One neighbor volunteered at the time. Kathryn said more information will come, please email her if you are interested in assisting!

Jake, the treasurer, spoke about our neighborhood finances. He stated that we currently have \$6,900 in our account. Which is positive considering when TradeMark transferred HOA to us, we only had \$5,800. However, we are still missing 23 payments from 18 homes in the neighborhood. Letters have been distributed to those who are in poor standing/owe dues. James, the president added that there will be interest added for dues. Neighbors are given 30, 60 and 90 days. Then a lean will be placed on the house in bad standing. Jake then spoke on ways to pay – the Zelle and new PayPal account. The account is up and running, it is imperative that when paying with Zelle you have set up an account yourself, then add the HOA account as a known account (Cedarpropertyownersassociation – Email associated with account is: cedarparkhoa.treasurer@gmail.com). Jake also informed residents that he set up a PayPal account to help ease payments. (Email associated with account is: .treasurer@gmail.com – @CedarParkPOA)

Neighbors chimed in with concerns about the Transferred amount from TradeMark. The president went over the breakdown of payments/receipts that TradeMark provided. He and the treasurer explained that TradeMark did not provide detailed receipts, in fact they were very vague. The president shared amounts. One that struck neighbors by a surprise was the fact that Erosion was taken out of HOA Dues. James stated that we would look into this further.

Another neighbor asked about a tree that was cut down at the model home. They wanted to know if it was paid for out of our neighborhood expenses. The president and treasurer assured them that it was paid for by TradeMark and not HOA dues.

Jake then continued to explain to the community members that Landscaping is a large portion of funds as of now, however, the HOA board is looking for other servicers, we are just finishing the year with the company used by TradeMark to ease the transition. Finally, he mentioned that dues are due May 1st of every year, for every household.

At this time, another neighbor questioned about renters. The president stated that there were roughly 6 houses in the neighborhood categorized as rental properties. Another neighbor asked if we will place a limit on rental properties. The president said that he plans to speak to an attorney about steps for an amendment with our bylaws and this was something planned to infer about.

Josh, the vice president, reiterated to neighbors that at this time the HOA Board is trying to be efficient with funds and make this transition as smooth as possible. He reminded homeowners that we took over this account in the middle of the year and there were lots of loose ends. Neighbors were receptive and understanding.

One neighbor mentioned that in their previous neighborhood they had a 'Neighbor Work Day'. This was a time that neighbors volunteered their time to help costs by spreading pinestraw, planting flowers, etc. Another neighbor added that they have a student in Beta Club who is in need of hours, therefore this would be a good opportunity for them, as well as other students in the neighborhood.

Conversations of future improvements were added by many neighbors a few topics mentioned were adding a no soliciting sign, reiterating to neighbors to be mindful of their animals on walks, proper street parking and different ways to keep the community safe by not blocking sidewalks, as well as speeding and reaching out to a local police officer to monitor the neighborhood.

James ended the meeting by thanking everyone for their time and attendance. Reiterated to the community to reach out to the proper HOA Board member for things in the future. The HOA board stayed behind to answer any personal concerns.