



CEDAR HILL PUBLIC IMPROVEMENT DISTRICT #1
Board of Directors Meeting
June 9, 2022
Minutes

Present

Delores Shaw	President
Ruby Martin	Treasurer
Melissa Mims	Secretary
Joel Flores	Director
Raymond Stroh	Director
Nedra Fain	Director
Leah Carter	Coordinator/Neighborhood Services
Stacey Graves	Director/Neighborhood Services
BreAnne Baldermann	PID Mgr/Goodwin & Company
Lisa Sewell	Director/Goodwin & Company

Others Present

James Sulak	Homeowner
Erin McClendan	Homeowner
Erica Cain	Homeowner
Teresa Franklin	Homeowner
Ja Dorian Richardson	Homeowner

I. Call to Order

Delores Shaw, PID President, called the meeting to order at 6:30 p.m.

II. Introduction of Meeting Attendees

Guests and directors introduced themselves.

III. Business Items

A. Approval of prior meeting minutes from May 2022 board meeting.

- Board approved minutes as written.

B. Receive Board Treasurer's Report

Director Ruby Martin read treasurers report. There were no questions.

IV. Approve Column & Short double brick wing wall repair (1382)

Ray moved to approve the Column & Short Double Brick Wing Wall Repair. Joel seconded. The motion passed.

V. Approve Either Burr Oaks or Crepe Myrtles to replace Cedar Elms on Wintergreen (2nd quote)

Joel moved to purchase and install Burr Oaks. Nedra seconded. The Motion passed.

VI. Approve Two Quotes Practice between Goodwin & PID

Melissa moved that Goodwin get references for vendors that the PID is not familiar with, as well as make it mandatory for the vendor to come on site before submitting a bid on projects. Joel seconded. The Motion passed.

VII. Approve Two Quotes Practice for filing Insurance Claims (\$3000-49,999)

Ray moved that the board accept the practice of getting two quotes, have them sent to Belinda first. The board would approve the quote, the work will get done and then it will be filed with the insurance company. Ruby seconded. The Motion passed.

VIII. Approve Maintenance Contract

One bid needed. Ray moved to put this on hold until the July meeting. Melissa seconded. Motion passed.

IX. Approve Christmas Light and Banner Contracts

There were two bids for the lights only. Banners could not be voted on. Melissa moved to accept the bid from The Christmas Light Company. Ruby seconded. Motion passed. Melissa moved that the banners contract be moved to the July meeting. Motion passed.

X. Approve Invoice for five artillery stop signs and parts

Ray moved that this be moved to the July meeting. Joel seconded. Motion passed.

XI. Approve Allowing PIDs Misc. Committee to approve invoices less than \$3,000 for trees, sprinklers, plants, fence, etc.

Ray moved to allow maintenance committee members to approve invoices \$3000 and under, Joel seconded. Motion passed.

XII. Reports/Updates:

Leah Carter- Utility Company Reimbursement (\$4,667.64) – Leah confirmed that had the board allowed the utility company to make the repairs there would be no costs. The utility company will not reimburse the PID for the repairs.

Breanne- Update on progress on items place into the City App.- Breanne confirmed that several items had been completed. This will be ongoing, and Breanne will continue to submit items through the city portal.

Update on Flower bed at Traffic Light- Breanne confirmed the flower beds would start in three weeks.

Painting House Numbers – Breanne agreed to obtain quotes for painting house numbers.

Update on PID Website- Breanne confirmed that the logins were sent and that she would resend them.

XIII. Future Projects:

Replace plants around Bradford Park Sign, replace 2-4 rusted out trash receptables, replace two light poles. Painting house numbers- Determine the number of houses that need house number painted, assess cubs for damage and determine if numbers can be place on Wintergreen and High Pointe Lane. – Plants for Bradford Park Sign will be moved to the July meeting. Breanne to get quotes for painting house numbers.

XIV. Citizens Forum

Citizen brought up that she had never seen the banners in the neighborhood and wondered where they are located.

Citizen brought up that someone had hit the brick fence on Wintergreen and broke a column. He was curious about who the responsible part was.

Citizen stated they think the board should be able to answer questions.

Citizen stated that he was concerned about signage and plastic that needed to be picked up near the pond.

Citizen asked how homeowners can add their concerns.

Citizen asked how meetings are advertised and stated they didn't see a sign until the day of the meeting.

Citizen asked what Roberts Rule of Orders was being followed and then stated he would be looking into it because he thinks the board should be able to answer questions.

XV. Adjourned – The meeting adjourned at 7:31 PM.