**CII Annual Homeowners Association Board Meeting Minutes, January 20, 2014**

Attending: President: Emily Biggs; Vice President: Kevin LaValley; Members-at-Large: Michael Rumble; Joanne Wheeler; Secretary-Treasurer: Ray Kudlak; Barrie Rojahns, (bcameron@hawthornemgmt.com) Copies to Committee members; Jennifer Wolfe, Suzanne Russell, Gary Wilt , Kathy Vey and Clarke Meakin. Also attending: Catherine Greenberg, Cedarfield Sun; Eleven additional Homeowners.

Location: Lake Forest Church, 8519 Gilead Road, Huntersville, NC 28078

The meeting was called to order at 7:10 PM and the previous Minutes were adopted.

President’s report – As there were insufficient homeowners present to represent a quorum of 41 households, election of Officers was postponed until the February meeting when appointments will take place. Volunteers are encouraged to submit their names or names of others to Barrie for consideration. Two vacancies exist and current Board members Emily and Kevin have asked to be re-appointed.

The dues for 2014 will increase by $5.00 per month, the first increase since a similar increase in 2010 and prior to that, 2003. The increase is needed to fund our Reserves Accounts for repairs and future amenities.

**Emily** thanked our volunteers with special appreciation to **Kevin Sweeney** for his annual Christmas lighting decoration and **Jen Wolfe** for the excellent Social Committee events held in 2013.

Treasurer’s report – **Michael** presented a review of fiscal 2013 and the previously published and distributed 2014 Budget was adopted. He pointed out that the increase in dues for 2014 would pay for general emergencies, repairs to electric and plumbing as needed, higher rates for utilities, continued maintenance of the pool, pool furniture, pool house and gazebo, additional flower and bush planting and removal of overgrown bushes for reasons of safety.

Committeereports - Each summarized their list of projects completed in 2013 and 2014 planning.

Pool - **Kathy** and **Clarke** addressed the issue of Pool entry control and how to enforce rules. They will meet with C-One representatives to modify both pools rules to result in a unified set of Entry Rules for 2014. Those rules will be conveyed to each communities swim management provider for incorporation and enforcement by the lifeguards. Also under review is the necessary compliance with the VGB Safety Drain requirements new for 2014.

Landscape – **Kevin** presented the plans for 2014 that include rain detector timers for the entry sprinkler systems, possible repellants for protection of plantings from deer, potential trimming or removal of the large holly bushes by the pool fence and other decorative new plantings provided by our landscape contractor.

Social – **Jennifer** and **Joanne** submitted a comprehensive review of the 2013 events with overall costs. The 2014 schedule will be packed with similar events such as Easter, Halloween, Softball Tournament, Movie Night, Yard Sales and even more with the expanded budget.

ARC – **Suzanne** and **Gary** have the task of approving the requests for building projects which may include painting, concrete work, shed installation and similar property improvements. The goal is to maintain a “harmonious” and “consistent” appearance in the C-Two neighborhood as well as requiring owners to maintain their property for the ongoing value that is added by proper upkeep.

Cedarfield Sun - The Cedarfield Sun now being produced by **Catherine Greenberg** will appear on the Web Site and in printed form by request. Suggestions for content and for potential new advertisers is welcomed as well as encouraging C2 homeowners to sign up for e-mails and the Cedarfield Sun.

Hawthorne Mgt. – **Barrie** closed the meeting agenda noting that there were only 5 hearings before the Board in 2013. Also, there were 26 new move-ins of which 23 were of private ownership.

The meeting was adjourned at 8:05 PM.

 The **Next Meeting** will be held at **7:00 PM** on Wednesday, **February 12, 2014,**

 **Location to be posted on the C-Two website and Cedarfield Facebook**