**CII Annual Homeowners Association Board Meeting Minutes, January 12, 2015**

Attending: President: Kevin LaValley; Vice President: Michael Rumble; Treasurer: Suzanne Russell; Secretary: Ray Kudlak; Member-at-Large: Joanne Wheeler; Barrie Rojahns, Hawthorne Management (bcameron@hawthornemgmt.com) Copies to Committee members; Jennifer Wolfe, Kathy Vey and Clarke Meakin. Also attending: Nine additional Cedarfield 2 Homeowners.

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

The meeting was called to order at 7:07 PM and the previous Minutes were adopted.

President’s report – **Kevin LaValley** As there were insufficient homeowners present to represent a quorum of 41 lots , selection of Officers was conducted and the two current Board Members, **Michael Rumble** and **Ray Kudlak** were appointed as Vice President and as Secretary for 3 year terms.

The dues for 2015 remain the same as in 2014, the last increase being made in 2014. Kevin remarked that over the course of two year’s we undertook major expenses such as Pool restoration, Pool House repairs, Sign installations, Landscape projects, Lighting replacements, Pool Furniture replacement and repairs, Wi-Fi installation and other amenities. Some plans for 2015 include expansion of the Pool Deck and additional Lighting upgrades.

He pointed out that in addition to maintaining our common areas, buildings and pool, the Board, through the efforts of the Architectural Committee and Hawthorne Management, reviews ARCH applications for home improvements and where needed, has communication letters sent to homeowners to indicate violations to our covenants and guidelines. This is done in an effort to preserve the integrity of the community and maintain property values.

Kevin also spoke of the removal of bushes and trees that formerly blocked the view of the pool and the lower playground from the parking lot which now allows police unobstructed surveillance of both areas. Vandalism can occur in any neighborhood; utilizing garage and porch lights is a easy way to promote street safety, locking vehicles and removing or hiding laptops, GPS or other devices out of sight reduces the chance for theft as is closing garage doors day or night when not in use.

The Board thanked our volunteers with special appreciation to **Kevin Sweeney** for his annual Christmas lighting decoration and **Jen Wolfe** and **Joanne Wheeler** for the excellent Social Committee events held in 2014.

Treasurer’s report – **Suzanne** presented a review of fiscal 2014 and the previously published and distributed 2015 Budget was adopted. She pointed out that there may be financial requirements during the coming year for major upgrades or repairs which can in part be financed by our reserve accounts now totaling about $44,000.

Our largest new expense in 2014 was for the increase of insurance coverage of our Pool House which was greatly undervalued for replacement purposes. We now have adequate coverage going forward. Of course, in 2015 our Pool Contract and our Landscape Contract will be our top two expenses followed by Management fees, Electricity and Insurance. Also, she noted that there is only one liened property active now.

Committeereports - Each summarized their list of projects completed in 2014 and 2015 planning.

Pool - **Kathy** **Vey** addressed the issue of Pool entry control and how to enforce rules. They met with C-One representatives to modify both pools rules which resulted in a unified set of Entry Rules for 2015. Those rules will be conveyed to each communities swim management provider for incorporation and enforcement by the lifeguards.

An Entry Gate supplier is being located to replace our damaged gate and for the duration of the Pool Season. We will remain using the current Electronic Pool Fobs for 2015 and beyond.

Landscape – **Kevin** presented plans for 2015 that include new flower plantings for the entry monuments and plantings for the Pool area. Additional projects are being developed.

Social – **Jennifer** submitted a comprehensive review of the 2014 events with overall costs which were right on Budget. The 2015 schedule will be packed with similar events such as Easter, Memorial Day, 4th of July, Labor Day, Halloween, Movie Nights, Yard Sales, Singing Santa and more, including 4 New Events!

ARCH – **Suzanne** has the task of reviewing 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.

Suzanne would appreciate input from anyone who observes a suspected infraction and that information can be sent by email to Barrie for Board review. Also, some issues such as Privacy Fencing will be discussed at the February Board meeting.

Communications – **Michael** presented an update on the progress to establish a new Cedarfield 2 Website that will encompass linking to the current CII site and will have additional features such as an interactive ARCH Request Form and other documents. Watch for more information next month.

Cedarfield Sun - The Cedarfield Sun 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.

During the course of the presentations, comments, questions and suggestions were made by the homeowners and have been documented for review at the February Board meeting.

The meeting was adjourned at 8:08 PM.

The **Next Meeting** will be held at **7:00 PM** on Wednesday, **February 11, 2015,**

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