CII Board Meeting Minutes of September 8, 2009

Attending: Dwayne Green, Bob Pearson, Kim Lever-Green, Jacques Shepherd, Ray Kudlak; Barrie Cameron, Hawthorne management

The meeting was called to order at 7:05 PM and the previous Minutes were adopted.

Treasurers report – A review of income and expenses through the first week of September was presented. The CD investment will be reinvested at its expiration date of September 17th. Collections YTD in general assessments versus budget results in a variance of -$4535.00 with additional outstanding fines, late fees and legal fees which are currently liened.

Old Business – Repairs have been completed for the Playground Equipment. Vandalism to the Pool and Playground has resulted in unanticipated repair costs to remove graffiti and replace broken/damaged materials.

Architectural Committee – Letters have been sent to remind homeowners that lawns and shrubs will need attention now for the fall/winter seasons. In addition, letters are being sent to owners of rental properties to alert them of violations.

Pool Committee – The Pool is now closed and work will start on cleaning, pressure washing and painting the bathrooms. Also, repairs will be addressed for the pool deck and the pool house, including correcting the damaged cabinet doors, damaged water fountain and leaking sink in the guard room.

Social Committee – The Labor Day party was a great success with **DJ Chad Powell of Echo Unlimited**. Chicken and brisket of beef was provided by **Kim L. Green** to the delight of all who attended. Thanks also to **Laura Russell**, **Scott Campbell** and **Curtis Hopkins, CI President** for their hard work in conducting a fun evening with ice cream on Movie Night.

**Halloween Party** scheduled for October 31, Saturday, is being planned by **Liz Callis**. Volunteers are needed and can contact **Kim L. Green** for more details.

Landscape Committee – The Board approved Black Thumb Landscaping to become our new Landscaper. An allocation of $4250.00 was made for the planting of perennials. Hedge trimming will be discussed with Black Thumb to keep an order appearance during the year.

Building Committee – An updated financial review was presented to the Board by Hawthorn for discussion. The key element in our plan for Financing for the Community Room has been negatively impacted by expenditures for the Pool and for general repair of equipment by vandals. The Community Room will remain on the agenda for initiation next year if expenses remain low and the proposed 2010 budget will allow building plans to proceed.

New Business – Two new charcoal grilles will be installed near the gazebo to promote safety when residents wish to cook out during next year’s open pool season.

Vandalism - Our added expense for damages caused by vandalism is a drain on the Annual Budget that we should not have to endure. Please report any issues involve vandalism to a Board member. We need to eliminate the destruction to property as those funds are needed for other works.

**Change to Dues for 2010** – A unanimous vote was recorded to raise the 2010 dues $5.00 per month. This change will allow for additional improvements to the Cedarfield II community structures and grounds. The dues total for 2010 will be $375.00 annually. Dues have not changed since 1995 even as costs have risen and buildings and equipment have begun to need repairs and replacement.

The meeting was adjourned at 9:03 PM.

The next meeting will be held at 7:00 PM, October 14 at 12810 Angel Oak. Dr.