

Cedarfield II HOA Meeting Minutes

June 21, 2022

Call to Order: 7:01 pm

May meeting minutes APPROVED

Sue Patrick (Hawthorne) Bob Creighton, Doug Schultz, John Carothers, Catherine Smith (Board) Eve Smith, Dan Lantz, (Committee Chairs) Leslie Kepler, Danielle Farmer, Steven Farmer (Homeowners)

Officer Reports

President: Called Town office about sidewalk repairs on McIlwaine between Henderson Hill & Stratton Farm; repairs were made. Met with Energy United about street light on Henderson Hill by the creek. Can install for free, pay \$25/month for electricity. If installed between sidewalk and street there is a \$160 charge to tunnel under the sidewalk. Action items: 1. Follow up- ask opinions of all 4 houses whose property is affected by light. 2. Post sign with Bob's email asking for neighbors' opinions.

Treasurer: Current checking acct \$191,382, up ~\$13K from last month and \$38K from 2021. Cash reserves up from last month but down about \$8K from last year because of monies expended on the pool. The Pool Reserves account is still in the negative about \$4500 because we borrowed from ourselves to do the pool renovations; ~\$1500/month is added to the acct. Received 98% of the dues we anticipate receiving by this time this year. There are more delinquent accounts this year- 27 vs. 18 last year.

-We have a pretty fat checking account and John suggests setting aside some money for reserves. We suspect we will have significant expenses coming- the probability to replace the pool liner (in a couple years), replaster the pool, and redo the rim around the pool (this year). Sue suggested a Reserve Study done by subcontractor Reserve Advisors, which will provide a thorough report to evaluate roofing on common buildings, assets, conditions of assets. This type of study helps make sure we have enough in reserves to cover what's to come in however many years. Board & homeowners would like to know the following about the reserve study: Cost? Sample report? Demo from a rep?

Committee Reports

Landscape: Phillips Environmental was supposed to complete irrigation repairs costing less than \$500; Dan approved but did not see an invoice so he's unsure if the repairs have been completed at Henderson Hill & Stratton Farm. Fuel surcharge sent in May (paid by Hawthorne). - The recommendation from the committee is to move forward in Sept/Oct with the Dearness landscaping design. That design is estimated to be \$2700 per entrance (both sides of streets) x 6 = \$18K. We have \$10,800 in reserves for landscaping, and with \$583 added per month, we will have around \$12,000 in there by fall planting. With the \$1900 that was not spent on annuals our funds will be \$14,000 by fall planting. Some funds could be pulled from the \$5000 budgeted for pine needles that haven't been installed. At a minimum we need to cover bare dirt along Stratton Farm next to the sidewalk and around the pool. Dan reaching out to Pike's about installation of Dearness's design.

New contract with Superior Landscaping has been reviewed and they made several changes that were requested. It is ready to be signed. Term of the contract will be 16 months from August 1, 2022 to December 31, 2023

Pool: Opening weekend went well, a few fobs not working because old or needed reset, large order of new fobs to begin replacing the older/non-working ones

-A reminder is being sent to residents regarding unaccompanied minors (13-17 yrs old); they are not allowed to bring guests that do not live in the neighborhood (each family should have their own fob) and if they are under 16 they cannot bring younger siblings. Must sign in on sign-up sheet at lifeguard stand.

-Pool closed 6/30 at 4pm for the last home swim meet and 7/9 at 5pm for the swim team banquet. Residents are allowed to use C1 pool during this time.

-A plumber had to come out last week because the men's room smelled very bad; they found one of the sewer drains was uncapped. Hopefully the repair will fix the issue.

-We have reminded the guards to clean the restrooms everyday and vacuum the pool.

-If anything happens, Pool Chair can always reach out to Sue to assist.

-Security cameras for pool monitoring- Pool Chairperson & Board Liaison. Carolina Security-call the owner, Ken Kegel can switch access to Naomi & Doug.

Welcome: no update

Social: C2 only Out of School water balloon fight & popsicles went well. C1's committee is reforming, met last week. End of Aug. Back to School (C1 will handle), Fall Fest and WinterFest (joint with C1). I am waiting on confirmation. 4th of July event 1pm- ordered chicken and BBQ sandwiches from Cookout, chips, drinks and popsicles. Bob will provide to Eve the Gmail account access information so Social can update the C2 calendar for upcoming events.

ARC: 6 requests in May, 5 approved, 1 denied privacy fence around rental property.

Unfinished Business

-Amendment ballots- paper ballots have been mailed to each home. They will also be emailed to each known email address that has not voted, posting in Cedarfield Sun, post on website. We will review voting status every other week and follow up via reminders on social media, personal phone calls and visits. Goal is to have the voting complete by the end of summer.

New Business:

-Hawthorne Management services overview: financial planning for budget, tax return filing, year-end audit, notice of assessments to homeowner, handle delinquent homeowners, coordinating repairs, soliciting multiple bids for contracts/large reno (*Board should use them for this more often), enforcement of restrictions with new welcome letter to new homeowners, maintain permanent file for each lot/homeowner

-Cedarfield Sun revenue sharing: C1 has not been paid a share of revenue since 2014, and has now asked about it. Cedarfield Sun charges businesses to place an ad, check sent to Hawthorne deposited into C2's account and at the end of the year we write a check to the other

HOAs. Up until 2014 revenue was shared C1 48%/Cedarfield Park 10%/ C2 42%. After 2014 the percentages changed to C1 0%/C2 80%/Cedarfield Park 20%. There was no information in the prior year minutes or in Hawthorne's files about why the percentages were changed. Board discussed utilizing our website as a "newsletter" with ads transferred to the website where they could be clickable ads.