

## **Cedarfield II HOA Board Meeting Minutes**

July 19, 2022

Called to Order 7:04pm

June minutes: APPROVED

Present: Leslie Kepler, Ginny Franz, Doug Schultz, Bob Creighton, John Carothers, Eve Smith, Naomi Bourque, Catherine Smith

President: Met with C1 board member (Margaret), spoke on phone with Julie to discuss coordinating various HOA Board efforts in the neighborhood

Treasurer: Collected all income through dues from January-May, not collecting income now but expenses are ongoing and things look normal. Will see charges on office supplies for July after June had \$0 charges. Saw credit for \$67 in June for website expenses, credit for \$541 from a voided check to former website administrator Tyler Poindexter, who never cashed check (if he contacts Hawthorne they will reissue the check). Discussed reserve study at past meetings, which may be too extensive for our neighborhood. Sue has offered to do a lesser version and bring roofers out to assess pool house roof. We need to explore landscaping budgets for other communities around us to determine what we need to prepare for in reserves. Motion to ask Hawthorne to do a reserve study & have Bob appoint a taskforce to help carry it out- APPROVED.

### **New Business**

Request from neighbors to put a half court or full court basketball hoop- either expansion of parking lot or move the bball court so kids have space to play even if pool parking lot is full. Other Board members agreed that this is not an issues often (typically during swim meets in the summer) and not sure if we would be permitted to add structures with the Duke powerline restrictions.

### **Committee Reports**

Landscaping: Awaiting quote from Pike's for entrance flowers/plants installation. Faulty irrigation controller at Stratton Farm and Henderson Hill- no response from James. Still need pine straw quote for common areas. Invoice from Phillips for \$24,950.00 including crepe myrtle trimming quoting portions from the contract. Our total contract price is \$45K/year, he billed for \$32,400 (70% of his annual contract). Sent questions regarding this work but have not received a response. We will give James a timeframe for response.

Pool: In Aug. 2020, the SCM contract had the pool hours incorrect for Saturdays. On Saturdays, pool is supposed to open at 10am. By the end of July 2021 lifeguard shortage with kids going to college, opened from 12-7pm and got a credit for the time we didn't pay. First Saturday 2022, no lifeguard present at 10am. SCM fixed it for June, but we had another issue with hours in July. New point of contact at SCM. Head lifeguard Sarah texts Naomi if she's scheduled for 10:15 (which would mean pool would open at 11), not 9:15am (for 10am correct opening time). Torrence Crossing homeowner reached out to Naomi- asked to buy a membership to C2 pool,

we don't sell memberships. Agreement between C1 & C2 only. Will need a new pool management contract for 2023 on- in the Fall Naomi will meet with vendors.

Welcome: Katie is emailing Sue for quarterly reports and will send plants and notes to new neighbors.

Social: July 4th event was great, large attendance. Back to School event- not sure if it will be a joint event with C1.

ARC: 3 requests, all 3 approved. 2 for pools. 1 home painted without ARC approval- how should we handle? Plan to send a letter.

### **Unfinished Business**

93 votes are in for changes to DOR. Need more votes. Baked goods incentives for July votes donated by Leslie Kepler. John coordinating effort to get changes passed. 48 rental houses right now, close to 12% of the neighborhood (changes would cap rentals at 15% of homes). Posters at pool- remember to vote with QR code for ballot. Booths at social committee events with QR code to ballot and/or proxy sheets. Ad hoc meeting re: DOR changes.