

## Cedarfield II HOA Annual Meeting

March 30, 2022 6-8:30pm

### President's Annual Review:

- Removal of bushes that lined the back fence of the pool deck because of overgrowth, insects and bees, and limiting air flow issues. Plan developed to strengthen the area from erosion and stabilize the pool deck.
- Architectural Committee brought to the Board's attention that our governing documents did not support the existing ARC guidelines. The Board initiated a plan to change and update the DOR documents. Ballots were mailed to all homeowners with the proposed changes to the Declaration. We fell short of obtaining the needed 2/3 affirmative vote to make changes. Due to overwhelming support of the changes by residents, we will try to pass the changes again in 2022 with better education and more accessible voting. One of the major proposed changes to the documents relates to rental properties in our community.
- Poolhouse renovation- completed without obtaining a loan. Part of the decision to increase our 2022 assessments was to help finance this project, which has needed to be done for years. We solicited bids and selected a contractor to perform the renovations within our budget, project was completed in November. Because we took on the role of Project manager and purchased most of the materials ourselves, we came in under budget for the renovation and were able to use the excess funds to add a new water heater and HVAC system to complete the entire renovation.
- Long-time website manager moved from the community and resigned from maintaining our website. We campaigned for a replacement website manager and had two candidates who were interested. We interviewed both and selected one to take over that role.
- Landscaping Committee, chaired by Dan Lantz, brought to the Board requests to increase the landscape budget to implement a new design for our community. His committee obtained an independent design for our monuments and a long term plan to improve the overall look of our landscaping. Our budget for the past years has restricted what we were able to accomplish with regard to landscaping. The Board voted to increase our 2022 assessments in part to help cover the costs of this new plan. The committee also completed an RFP process for the best landscape company within our budget. We also evaluated our existing contract and made changes to update it for a 2 year term and awarded it to Phillips Environmental. A board member was assigned to oversee the efforts of the landscape committee.
- The Board did vote to increase our assessments for 2022 by 10%. The increase was necessary to add funds to our budget for landscaping and for the pool renovations. The cost of goods and services has continued to increase over the past few years and the increase will allow us to keep up with those increased costs. We are proud to say that our assessments still remain among the lowest for a community of our size in our area. Our community is getting older and our amenities are aging and needs updating.
- Swim Club Management (SCM) presented a plan to increase our contract costs before its renewal date to attract better guards. The Board asked if SCM could guarantee a better quality of guards as a result, which they could not. The Pool committee and the Board decided not to change the existing contract for the 2022 swim season. The Board also planned for an increase to SCM's contract for the

2022-2023 season.

- The HOA was awarded a property in our community due to a foreclosure process in which we were owed a significant amount of money. After investigating the value of the property we determined that there was too much debt to realize any real income from the property. We were presented with an offer to purchase the property from the HOA and we voted to accept that offer. The amount we received covered the outstanding amount owed with some residual funds that will be added to our reserve account.

#### Treasurer's Report:

- In 2021, collection efforts were better than prior years. We pay Hawthorne to manage the process of dues collections and they do a great job. We paid approximately \$54-55,000 to completely renovate the poolhouse using approximately \$20,000 out of reserves, \$20,000 out of general checking, and \$10,000 on a Lowe's credit card. With the sale of the foreclosed home at 12411 Henderson Hill Rd, we were able to pay off the Lowe's credit card balance in full. Major expenses for the neighborhood are landscaping and pool maintenance, upkeep, and management.

#### Pool Committee Report:

- The weekend before Memorial Day, the pool gates will be turned on to allow for residents to check that their pool fobs are functioning properly.
- Kiddy pool was replastered over the winter to allow the pool to open. The Health Department would not approve the pool opening for the 2022 season without the updates.
- New rule this year: unaccompanied children ages 13-17 must sign into the pool and write down their addresses. There were some issues with unaccompanied children and this will help us keep the kids safe.

#### Architectural Committee Report:

- Declaration of Restrictions Updates are posted on the [www.cedarfieldii.com](http://www.cedarfieldii.com). You can vote and electronically sign your ballot on the website.
- Dawn Durning, resident and member of the ARC Committee made a public statement, which is paraphrased as follows: I attend Board meetings regularly since I moved into the neighborhood and I have volunteered on the pool, social, and ARC Committees for the last 3 years. There are homeowners in our neighborhood who are in clear violation of the guidelines, including homes who have metal fencing when no metal fencing is permitted. This is because there is a loophole in the process of approving architectural changes: if you submit a request and do not receive a response in 14 days, you can go ahead with your requested change and it is considered "approved." It is my opinion that the HOA Board is practicing "selective enforcement" of the guidelines. For example, last month a letter was sent to certain homes in violation of the guidelines but not sent to all homes. According to our governing documents, the "association or any owner" can enforce the rules and I believe the rules should be enforced to all homes and residents.

#### Social Committee Report:

- Eve Smith is the new chairperson for the Social Committee and she looks forward to helping to

provide fun events for everyone in the neighborhood!

#### Landscaping Committee Report:

- Committee created in late 2020, received RFPs from other landscaping companies but the HOA Board voted to keep Phillips Landscaping. Committee also sought a design for the monuments from Dearness Gardens and are now exploring who will do the installation of the plants (current landscaping contract vs. Dearness Gardens). A question arose as to whether Dearness Gardens would warranty the plants if they die and the homeowners expressed their desire to have Dearness complete the installation.
- Many homeowners present for the meeting expressed their discontent with the current landscaping vendor and motioned for the HOA Board to reconsider the landscaping contract.
- Major complaints included:
  - The mulch throughout the common areas is not maintained
  - Grass is not cut weekly or regularly- sometimes only 1x/month in certain common areas
  - The monuments are not maintained properly, the ripped out bulbs that used to be there and never replaced the bulbs or flowers
- Certain board members explained their decision to keep the current landscaping company because of the inclusion of crepe myrtle trimming on Riverwillow and Stratton Farm Rd under the Duke Energy powerlines.
- Dave Mullally, landscaping Committee member, suggested bifurcating the landscaping contract and having a landscaping maintenance contract separate from “beautification” and tree/shrub trimming.

#### HOA BOARD ELECTION

#### HOA BOARD ELECTION RESULTS:

Ginny (Virginia) Franz &

John Carothers

Voted onto the C2 HOA Board. Welcome!