



Cedarfield II HOA Meeting

September 20, 2022

Called to Order 7:02pm

August Minutes not completed or submitted to Board for approval- will approve in October

Roll Call: Bob Creighton, John Carothers, Eve Smith, Leslie Kepler, Katie Murphy, Catherine Smith, Sue Patrick

Officer Reports

President: Conversation with owner of VanLu Property home on Henderson Hill re: cleaning up the house, next conversation will be at a hearing.

Treasurer: \$14,400 down from our cash operating balance last month, \$43K ahead from last year and \$47K ahead from 2 years ago. Income this time of year is fairly small. One small issue of doubling up on landscape contracts in Sept. which includes payment to new vendor and also a check cut on the last day of August and voided out & not sent. Before it was voided it was included in the financials, will end up paying prior landscaping vendor \$2000 for the final month of his service but that will show up in Sept. Social Committee was accidentally reimbursed twice for expenses in July and then a credit for \$700 in Aug.

Committee Reports

Landscaping: Bob found a higher bill at one of the water meters and found that one monument was set for 20 min of watering, changed to 10 min and only 3x/week to lower the bill. Installation of monuments landscaping: quote from Dearness \$2700 per bed; quote from Pike's is \$1918 per bed x 17 (\$500 discount from vendor)= \$14,845. Currently able to pay nearly all of the costs from the Reserves (increases by \$560/mo).

Pool: Someone at SCM broke off the key in the lock and didn't tell anyone. SCM will be getting together a list for us re: reserve study for major components of the pool. Not too many staffing issues at the end of summer.

Welcome: Provided succulents and welcome cards to 7 new neighbors. Katie will deliver them quarterly.

Social: Back to school event went well, kids enjoy Gaga competition. Next up is FallFest scheduled 10/22 from 1-3pm at C2 pool parking lot, which is a joint event with C1.

ARC: 3 requests- 1 rental property for fence around perimeter of property and spacing wrong again. 1 request for painting of house on Angel Oak- committee approved because there are other bold blue colors in the neighborhood. The overall committee did not want to force the homeowners to invest the money to repaint.



Old Business

Amendments to Declarations of Restrictions- we have 189 votes in. All of the Amendments are passing by an overwhelming majority. Amendment 25 has 163 positives, 26 negatives. We need 270 to pass it. 14 of the 41 rental homes have voted.

New Business

John and Bob attended Town of Huntersville Board meeting last night speaking in opposition of the Permit for the Grier subdivision at the end of Angel Oak. Huntersville Planning Board Meeting is 9/27/22- this property is zoned for the project and the only group who can move it forward is the Planning Board. Request for meeting with Planning Board person David Peete prior to Planning Board mtg 9/27. If no response, then take it up to Planning Board Chair.