



## **Cedarfield II HOA Meeting Minutes**

January 17, 2023

Call to Order 7:06 p.m.

2022 HOA Board: Bob Creighton, John Carothers, Catherine Smith, Ginny Franz and Doug Schultz (out-of-town due to work obligations). Board members have staggered 3-year terms. We had 2 positions to fill by election, if we had a 41-person quorum. 1 position to fill by appointment. Appoint the 3 Board positions if we don't have a quorum (no quorum- see New Member information below).

### **2022 Highlights**

- **LANDSCAPING:**
  - C2 entered into a new landscaping company contract with Superior Landscaping effective August 1, 2022 due to lack of satisfactory service and numerous complaints by homeowners about our last contractor.
  - Planted flowers in May and December at the same previous cost of 1 planting. Reverted to pine straw for \$5,200 instead of mulch at \$13,000. Bushes that have lacked attention with our previous contractors have been trimmed for zero additional cost by the new contractor.
  - We are disputing a service bill from our prior contractor for trimming the crepe myrtles.
- **POOL:**
  - Contract with Swim Club Management covers opening the pool for the season, operations and staffing it, and shutting it down in the fall. New contract was a 60% increase from the last contract, with a final cost of \$59,500 (negotiated down from \$67,500 with closures listed below).
  - The Board evaluated usage and gathered community input after sending information letters out to the entire community.
  - Goal for next year is to study and set target reserves for future repairs.
  - We will plan to market and sell memberships to nearby communities (\$300 per membership, capped at 30 memberships) for summer 2023.
  - SUMMER 2023 POOL SCHEDULE:
    - Pool will be closed this summer on Mondays except for holidays (Memorial Day, July 3, and Labor Day).
    - Tuesday, Wednesday, Thursday the pool will close at 8 p.m.
    - Friday and Saturday open until 9:00 p.m.
    - Mostly closed weekdays after August 14.
- **UPDATES:**
  - Amendments to Declaration of Restrictions: 7 items were on the ballot, all passed. State law required  $\frac{2}{3}$  of members to approve (267 yes votes).



- 🎉 **THANK YOU** to Jerry Goedert and Ryan Dame setting up voting *via* the **C2 website**, all Board members and others who canvassed for votes, **special thanks to John Carothers for his key role in shepherding this effort.**
- Rental Restrictions: 15%= 67 homes, current estimate is 42 rental homes, new buyers must live in home 12 months before converting to rental.
- Grier – M/I Homes Development: plan for 78 homes on 54 acres with Angel Oak as the only access, C2 came out strong against it and the development plan has been discontinued.
- **ARCHITECTURAL CONTROL REQUESTS:**
  - With new CINC software requests are entered *via* the portal. Siding, new paint, windows, and fences are most common.
  - Violations:
    - Most common violations: Yard and house appearance, trailers, commercial vehicles, non-approved changes.
    - Enforcement process: (1) Send written notice, (2) Follow up if no action, (3) Hearing, (4) Fines, (5) File lien, (6) Foreclose on lien
- **FINANCES:**
  - General Checking \$82,000
  - Reserved cash \$72,000
  - Petty Cash \$500

Reserve Balances		Cash Flow		Operating Expenses	
General Reserves	\$45,000	Income-assessments	\$207,000	Pool	\$45,000
Landscape Reserves	\$15,000	Income- all other	\$32,000	Landscape	\$46,000
Pool Reserves	\$6,000	Transfer to reserves	\$40,000	Other	\$39,000
Paving Reserves	\$4,000	Available cash	\$199,000	Admin	\$23,000
Playground Reserves	\$1,000			<b>TOTAL EXPENSES</b>	<b>\$164,000</b>
				Net positive cash flow	\$35,000

- Moved and passed by the members the filing of an IRS "70-604" election for our 2022 tax return, if needed based on calculations done by our CPA firm.
- 2023 Plans:



- Volunteers for Pool, Landscaping, Social, & Rental Committees
- Create & implement rental oversight
- Sell pool memberships
- Reserve study for pool area and other assets
- Implement Landscape plans for monument corners
- Continue action on violations
- Issue revised ARC guidelines
- New Board Members: We were short of a quorum, so we appointed new Board members.
  - Perry Brittain (newly appointed Treasurer) has lived here since 1994
  - Jason Bacon (newly appointed Member-at-Large) moved here in August 2022.
  - Bob Creighton- President
  - John Carothers- Vice President
  - Catherine Smith- Secretary