



Cedarfield II HOA Meeting Minutes

March 20, 2023

Call to Order: 7:05 pm

February Meeting minutes: Approved.

Roll Call

Board: Bob Creighton, Perry Brittain, John Carothers, Catherine Smith

Committee Chair Kara Dame (Social)

Hawthorne property manager Candice Long

OFFICER REPORTS

President's Report: None this month.

Treasurer's Report: Continue to have above normal office supply expenses, Perry is following up with Hawthorne about that- apparently we are required by law to mail certain mailings to homeowners. Perry confirmed that Hawthorne has transferred to reserves \$6,666.66 for January and February in alignment with our monthly allocations. Our pool contract fees were due March 1 and have been paid.

COMMITTEE REPORTS

Landscaping: Bob confirmed with Pike's Nursery for installation this spring at the monuments.

Pool: Pool contract was paid out for March 1, paid for pool license.

Social: Spring Yard Sale scheduled for April 22. April 1 Easter event. Social Committee has 3 volunteers consistently and 3 additional ad hoc volunteers, fully staffed for the year.

ARC: no requests in February.

OLD BUSINESS

1. Committee Staffing? Who would be great additions? How to recruit?
 - a. Rental Restrictions Committee: Kevin Chelko and Leslie Kepler have volunteered. Would love to have a real estate agent and an attorney who has a real estate background.
 - b. Landscaping Committee
 - c. Architectural Control Committee
2. Property Violations
 - a. Process- First notice of violation(s), homeowner has 30-days to correct, 2nd notice to homeowner, 1 to 2-weeks to correct, then final notice and if not resolved by the homeowner escalates to a hearing. Oftentimes homeowners do not appear at the hearing. Once a house escalates to being fined, another department (not Candice) handles that.
 - b. Do the homeowners know they're getting fined? Candice will confirm repeatedly fined homeowners receive letters with each fine.



- c. Need to define “major” violations vs. “minor” violations– at what point do repeated and consistent minor violations escalate to a major violation?

New Business: none.