

# Cedarfield 2 HOA Board Meeting Minutes April 24, 2023

Called to order 7:00 p.m.

Attending: Bob Creighton, President John Carothers, Vice President Jason Bacon, Member at Large Perry Brittain, Treasurer  Residents: Richard Jackson Leslie Kepler Eve Smith	Absent: Catherine Smith, Secretary
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## President Report

Phillips Environmental, our prior landscaper whose services were terminated in summer 2022, has filed a lawsuit against Cedarfield II seeking paying of an amount invoiced last June. The item in dispute was a line item for \$32,040 for trimming some crepe myrtles and 4 holly bushes. The Board has until June 5, 2023 to officially respond to the lawsuit, and because of this time frame we will most likely need to engage a law firm to represent the neighborhood until the dispute can be settled, resolved, or dismissed. Last summer, when the initial invoice was received from the landscaper, the Board requested in writing additional information from the landscaper. As of this meeting date, no additional information has been received to explain the unusual charge.

The charge was over and above the neighborhood's regular monthly payment pursuant to the landscaper's contract. Since receiving the invoice, the Board has received multiple bids from other vendors for the same work invoiced by the prior landscaper, which all came in significantly below the invoiced amount (Bids came in between \$6K-13K). There was no language in the landscaper's contract that isolated the cost of trimming the crepe myrtles. There is language in the contract that obligated the landscaper to trim the crepe myrtles one time in February 2022, weather permitting.

## Treasurer Report

- For our 2022 tax return we paid some taxes related to the sale of the house on Henderson Hill
- Outstanding assessments, delinquencies and fines total \$16,000.
- There are prepaid accounts that total \$50,000.
- One person requested information about the collection process for delinquent accounts. The process is that finance charges are assessed on past due accounts, and when they continue the account receives several letters and ultimately the account is turned over to the attorneys to place a lien on the property.

## Committee Reports

Landscape	<ul style="list-style-type: none"><li>• New plants have been installed at the 3 entrances along McIlwaine (Moonshadow, Stratton Farm &amp; Henderson Hill) and at the intersection of Henderson Hill and Stratton Farm</li></ul>
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	<ul style="list-style-type: none"> <li>We have been soliciting quotes for the crepe myrtles and the trees at the 4 entrances. One option recommended by an arborist was to remove the crepe myrtles under the Duke power lines to eliminate the need to trim, and replace them with some other lower height plants. Another discussion was to simply let Duke trim them as they have done in the past.</li> </ul>
Pool	<ul style="list-style-type: none"> <li>The pool inspection is coming up next week or week after.</li> <li>When Swim Club Management (SCM) removed the pool cover several weeks ago they left a valve open which resulted in the baby pool overflowing for just over 1 day. A person at the playground notified us and SCM came out right away to turn it off. The security cameras confirmed that SCM were the ones in the pool and that the overflow began shortly after they left. Charlotte Water estimated the cost for the wasted water at about \$300, and SCM agreed to issue a credit against our next bill.</li> <li>Several people have commented on unauthorized activity at the parking lot at night. We have signs notifying people of restrictions and no overnight parking, and Huntersville PD is authorized to take action. We encourage people to call 911 if they see or hear activity late at night at the pool area.</li> <li>Several more board members and our pool committee chair need to get access to the camera via the app so they can review security video.</li> <li>The flyer has been prepared and reviewed to announce the sale of outside pool memberships. Hawthorne let us know that the only method they have to receive payments is via checks. Jason agreed to look into Square or Venmo or other options to allow people to pay via credit card. For that we will need to coordinate with our bank.</li> </ul>
Welcome	No report
Social	<ul style="list-style-type: none"> <li>The Easter event with C1 was well attended despite the rain. People enjoyed the petting zoo</li> </ul>
Architectural Control	<ul style="list-style-type: none"> <li>One resident read the new Architectural Control Guidelines that were published to the website and asked if they could get an exception for a shed / workshop that would be larger than the 170 square feet maximum in the Guidelines. After lots of discussion the Board decided that having just adopting the Guidelines we did not want to make an exception for an outbuilding almost twice the size. We may be open to something slightly larger after seeing the yard space and discussing the use with the resident.</li> </ul>
Rental Control	<ul style="list-style-type: none"> <li>The committee has met several times to discuss and create a process to manage rental properties. They reported on the following activities:</li> <li>Follow up letter to rental owners that have not yet submitted their leases</li> <li>Revising the welcome letter that Hawthorne sends to new residents so the letter can apply to both owners and renters</li> <li>Discussion of the process to keep track of which leases have been received and use of One Drive to store them</li> <li>Discussion of signage at the pool or other locations, such as the website, to let potential buyers know of the restrictions</li> </ul>

Board only session – the board discussed the suit filed by the prior landscaper and agreed to retain Sellers, Ayers, Dortch and Lyon and to pay a retainer for their services.

**Meeting adjourned at 9:15 p.m.**