

Cedarfield II HOA Meeting Minutes

June 20, 2023

Call to order: 7:01 p.m.

May meeting minutes: Approved.

Attending: Bob Creighton, President John Carothers, Vice President Catherine Smith, Secretary Jason Bacon, Member-at-Large Perry Brittain, Treasurer Amanda Goedert Eve Smith Leslie Kepler (Rental Committee Chairperson) Teena Raymond	Absent: Kara Dame (Social Committee Chair) Katie Murphy (Welcome Committee Chair)
--	--

OFFICER REPORTS

President's Report: (Bob Creighton) Secured a new insurance company (Cincinnati Insurance) for the pool and HOA. It is slightly over the cost of our former State Farm policy (by ~\$500), but the new policy protects the neighborhood from liability for outside pool memberships. Bob has identified an issue with Hawthorne Management of our funds- they have not allocated our reserves properly. All reserves funds are going into the Landscaping Reserves, not into each reserve category as they should have been allocated. Bob has traced what the reserve levels should be at and will rectify the issue with Candice.

Treasurer's Report: (Perry Brittain) Expenses continue to rise from our increased pool contract and legal fees, so we need and hope all homeowners to pay their HOA dues immediately. Currently there are 22 accounts unpaid. Current expenses vs. income we are in the positive by \$1,500, a very close margin. Legal fees were over \$6,000 for May, but \$5,000 of that was a trust deposit to Sellers, Ayers, Dortch, a portion of which we will receive back as a trust refund now that we are handing over representation to our attorney per our previous State Farm Insurance company. State Farm may reimburse a portion that was expended for legal fees.

Current status of HOA dues

3 accounts have been sent to the attorney	\$9,242
8 accounts have been sent a demand letter.	\$ 2,557
1 account for board review	\$196
10 accounts were sent a "nice letter."	\$ 1,245
Total: \$13,240	

COMMITTEE REPORTS

Landscaping:

- Jason Bacon (Board Member) has agreed to help with Landscaping. Jason got quotes for two landscaping projects:

- Adding mulch to the playground and swing area total of ~40 cubic yards (~\$3,500).
- Redoing the rock run-off areas at the edge of the parking lot going down the big hill under the powerlines for erosion control. Putting fabric and river rock down in those two places (~\$2,000).
- Total for mulch and river rock together is \$5,500.
- Playground reserves (currently have \$1420 in Playground Reserves) we can put towards the mulch.
- Playground Reserves should be greater but for Hawthorne misallocation of our Reserve funds monthly.
- The Board discussed whether or not to do these landscaping projects when our Reserves are not allocated properly and a concern that we do not have a completely accurate picture of what's in the Reserves.
- Jason thinks we should move forward with Reserve Study to make sure we have allocated appropriate reserves.
- Motion to do mulch but leave off the rocks for the erosion- Motion approved by Board vote. Will revisit the erosion issues as early as next month's meeting.

Pool: (Naomi Bourque)

- Swim team season is underway. We've had 1 home meet and 3 more meetings upcoming. Even though we gave SCM the dates of the swim meets, they did not schedule guards until 9 p.m., as necessary for the meet. Their guards were only scheduled until 8 p.m. (normal pool hours). We are in the process of obtaining guards for that 8-9 p.m. hour this week and next week for two separate meets.
- Guards have said there have been issues with fobs. LockDock is the company that handles fobs and we put in a service call to them because there may be several issues: perhaps it is the software behind the fob reader, an issue with our fob reader, or with individual old fobs. Unclear yet. Will report more next meeting.
- Incident on Friday- 5 young people (residents, not memberships purchased from outside of C2) were going out to their cars and putting alcohol in their drinks. As a result, 2 people passed out in chairs, 2 people engaged in inappropriate public displays of affection, and 1 person threw up in the pool. That household is being banned from the pool for the remainder of the pool season. Their fobs are turned off. Discussion of whether to fine the house to pay for the cost of shocking the pool.
- New filter has been ordered for the water fountain, hopefully it will be installed next week.
- 6 people from C1 (\$100 per membership) have paid for a membership for this year and 8 people from outside of C1 and C2 (\$300 per membership). We met \$3000 income goal from pool memberships for the year.

Welcome: (Katie Murphy) No update.

Social: (Kara Dame) No update.

- Book Swap June 24th 9-11am at C2 parking lot
- Luau for C1 and C2 is June 24th at C1 pool
- 4th of July from 11:30am-1pm cooking up burgers (30), dogs (60), mac and cheese, baked beans.

Architectural Control: (Bob Creighton) 1 request for landscaping that was approved. 1 request at the end of May for a deck, which was approved.

Rental Oversight: (Leslie Kepler)

- Sent out notice to rental homes where they have not submitted their leases for review. Technically, this is an HOA restriction violation and we enforce this issue by scheduling violations hearings.
- There are 20-22 hearings that need to be scheduled (32-34 homes in total, several are owed by one management company: Invitation Homes).
- The violation letters need to be in CINC (new tracking system), but they're not. Hawthorne is not handling them appropriately. Bob asked Hawthorne to add 3 more categories to the violation letters so we can "sort" the violations by each type of violation.
- Attendance at hearing: 2-3 Board Members or Rental Committee Members need to be present per hearing.
- Suggestion for standing hearings set aside (not just for Rental Oversight)- we set aside the 2nd Friday of each month at 1 p.m. for the recurring hearings.
- Flow chart helping people to see if they're eligible to rent out- isn't up on the website yet, but Bob is making other revisions to content on the website so he's held off sending it to Ryan Dame.
- Revised Welcome Letter is ready to go.
- Rental Section for website- working on drafting that copy.
- Upcoming to do for Committee: staffing hearings with Rental Committee Members

OLD BUSINESS

- Reserve Study: (John Carothers)
 - Spoke with David Johnson, the managing director at SCM. He agreed to work with us to begin evaluating our pool condition and lifespan after Memorial Day. Memorial Day came and went and John checked in and he said he has a person at SCM who will talk to John.
 - The largest capital investment we have is the pool and its surroundings. We need help from professionals to help us think about the current condition of the pool, its expected maintenance schedule, expected useful life, and expected cost for those things.
 - The purpose of a Reserve Study is to guide our financial planning and management with regard to maintenance and replacement of physical assets owned and/or maintained by the HOA.
 - John needs to connect with an irrigation company- Bob suggested Rain Maker and Superior Landscaping.
- Issues with Dumpsters by residents: Dumpster on Henderson Hill is gone. Dumpster on Stratton Farm is still there.

NEW BUSINESS

- Issue with timely reimbursement of social committee members and chair- Motion to increase petty cash from \$500 to \$1,000 to reimburse social committee with petty cash instead of waiting on check reimbursements from Hawthorne. Motion approved by Board vote.