

## **Cedarfield II HOA Board Meeting Minutes**

August 15, 2023

At Conference Room: Swim Club Management

The meeting was called to order by the President at 7:01pm

**Present:** Bob Creighton, President; John Carothers, Vice President; Leslie Kepler, Rental Committee; Naomi Bourque, Pool Committee; Dianne Giesecking, new member Landscape Committee; Kevin Chelko, member Rental Committee.

**Absent:** Catherine Smith, Secretary; Perry Brittain, Treasurer; Jason Bacon, At Large.  
Note that with only 2 board members present we will not be able to vote on any decisions at this meeting.

**Minutes of the July meeting** were approved

### **Reports:**

#### President:

Bob introduced Dianne Giesecking who has agreed to serve on Landscape Committee. Two others have agreed to serve on Landscape, Jason Bacon, At Large Board member, and Will Clarke. Bob walked with this group and led a discussion of landscape management and issues. The committee members are satisfied with Superior's services and there was general consensus that landscape service has improved over the past year.

#### Treasurer: Perry Brittain not present.

Hawthorne has not yet provided a financial report for July

#### Pool Committee: Naomi Bourque,

It has been, mostly, a quiet summer, We have been able to remain open and Lifeguard staffing has been consistent. There were no lifeguard no-shows to date. There was a behavioral incident earlier in the summer which led to a temporary suspension and a fine but no recurrence.

According to contract, beginning this week, the pool is closed on weekdays, and open on the weekend. A number of lifeguards are finished for the season and have returned to school. Sarah, the main lifeguard is finished for the season. As a result, we are having some issues with pool cleaning, vacuuming and algae removal. Naomi will notify David Johnson at Swim Club Management about the cleaning issues. Naomi will step down as chair of the Pool Committee, at the end of this year. We will need a new Pool Committee Chair. So far no one else has agreed to serve. Swim Team will need to have a representative on the Pool Committee.

#### Welcome: Katie Murphy not present

#### Social Committee: Kara Dame not present

There is a Back To School Event, hosted jointly with C1 at the C1 pool on 8/19

Architectural Review Committee: Bob Creighton

No ARC requests since the last meeting.

Rental Oversight: Leslie Kepler

We finally have managed to get a Rental section added to the website. It contains the Rental Eligibility flowchart and a welcome letter. The Rental Committee will be placing signs in about 10 to 12 locations throughout C2 to indicate that there are Rental Restrictions in this neighborhood. They are currently identifying sites to place the signs.

### **Old Business:**

Video recording on pool cameras is working again.

Reserve Study:

John Carothers provided a list of estimates for maintenance/replacement items for the pool in the next 5 to 10 years. This list was compiled with the help of Swim Club Management and their construction/maintenance supervisor. We can expect maintenance, repair needs of between \$212,000 and \$250,000 in today's dollars, over the next 7 to 10 years, based on the estimated useful life of pool materials and equipment and replacement costs. In addition to the pool needs, we hope to compile reasonable maintenance cost and schedule estimates for other community assets including the parking lot, playgrounds, monuments, irrigation, etc. Bob Creighton provided an organized schedule of the pool costs with calculations based on inflation and time. We hope to present a plan to guide our reserve funding going forward so that reasonably anticipated costs can be fully funded by the time that they occur.

There was some discussion of how we could provide the needed reserve funding.

We do need to immediately replace the caulking between joints in the coping and deck around the main pool this year. We have compiled bids from several sources. Without a quorum present we will need approve that work via email or zoom meeting prior to the next meeting in September.

### **New Business:**

There was general discussion of our dissatisfaction with Hawthorne Management Company. Our current contract with them will expire at the end of this calendar year. We need to notify Hawthorne by October 31 to provide 60 days' notice prior to the automatic contract renewal. We are currently researching different management company options. Bob is developing a spreadsheet with quotes and services for our consideration.

The Pool Parking Lot should be closed after dark. Lately there is some activity with people in cars spinning tires to "make doughnuts" on the parking lot after dark. This is loud and has become a nuisance for some residents who live nearby. We discussed the need to close the lot to traffic after dark. We are looking at practical ways to place a barrier to the entrance of the lot

after hours. A suggestion was made to place concrete parking blocks or barriers in the parking area that would reduce the area available to make doughnuts.

With no further business the meeting adjourned at approximately 8:30 P.M.