

Cedarfield II HOA Meeting

December 19, 2023

Call to Order at 7:01 pm.

November minutes approved.

Present:	Absent:
Diane Giesecking (member of landscaping committee) Leslie Kepler (Rental Committee) Justin Spencer (Resident) Bob Creighton (President) Catherine Smith (Secretary) John Carothers (Vice President)	Treasurer (position vacant)

President's Report: Discussed the proposed joint meeting with C1 president. They had intended a C1/C2 joint social gathering, not a neighborhood business meeting. Because we had some C2 business topics to discuss we decided to not do a joint meeting at this time. There have been some electrical issues with the holiday lights at the monuments. An electrician came out and replaced a couple of GFCI circuits by the pool. Issues at Stratton Farm/McIlwaine electrical issues persist, and Henderson Hill/Stratton Farm lights are also out. We need to purchase about 10 more strands of lights at the end of the holiday season.

Treasurer's Report: Received November financials- \$281 of assessments that came in, some fines and interest income. Total income for November was \$564. Expenses were for winter flower installation, landscaping contract expenses, admin expenses, etc. Total expenses for November were \$8,800 and YTD we +\$10,700. Funds will be transferred to CSI (new management company) completely by the end of January.

Landscaping Committee: Leland cypresses cut down in November, met with Flowers Stump Grinding and they felt they were safe to grind 5-6" below grade without hitting utilities. We will re-mark where the wires are so Superior can see that, and landscaping committee will decide how many bushes, the type of bushes, and where to place them for approval at the January meeting. Will talk to homeowners around monument to get on the same page about the placement of the bushes, considering their full growth potential.

Pool Committee: 25 chairs and 5 loungers were picked up today by the company "Restrap" to restrap the chairs. We approved that expense in the November meeting. They will return them before the pool opens.

Welcome Committee: 1 new homeowner in Summerfield, that Katie should plan to welcome.

Social Committee: Shared winter event with C1 and the event was well received despite some rain.

Architectural Control Committee: 2 requests since the last meeting, both for painting of a house and a front door. Both approved.

Rental Control Committee: John and Leslie will meet together to discuss “Rental Restriction Neighborhood” signs being posted around the neighborhood and settle on a number of signs to purchase.

Old Business

- CSI Management Transition: Bob is in discussions with their transition coordinator who has sent emails/letters inviting people to set up their portal accounts. About 40% of the homeowners have set up portal accounts. Bills should come out anytime in the next couple of weeks. Our new community manager is Paige Johnson. Ryan Dame updated the website for payment of dues with the new addresses and methods of payment for HOA dues. Methods of payments: if you send a check or use Bank Billpay are no fees. If you pay by eCheck, Credit Card, or Debit Card there is a fee!
- Verizon Easement request: Confirmed with Sellers, Ayers that the HOA Board does not have the authority to approve the easement. We would need 75% of the neighborhood to vote and approve an easement. Verizon offered a one-time lump sum \$25,000 payment and annual \$5,000 payments. The Board agrees this is not the best offer that we would want to take to the community for a vote; the Board agrees to hold out for better offers.
- Annual Meeting business: 2 Board Member positions to fill. Catherine Smith is rolling off. Perry needs to be replaced too (vacant position). Desire to recruit from Moonshadow side of the neighborhood to have more perspective from a different part of the neighborhood? Specifically, would love more women involved in the HOA board. If anyone is interested in volunteering, reach out to Bob Creighton at president@cedarfieldii.com.

Annual Meeting scheduled for January 24, 2024 at 6:00 pm at Lake Forest Church – The Box