



CII ANNUAL HOA BOARD MEETING

January 8, 2018

In attendance: Debra Lemmon (President), Jerry Goedert (Vice-President), Josh Dumas (Treasurer), Addy Barton (Member at Large), Ryan Wilson (Secretary), Dagney Helms (Hawthorne Mgmt Representative). Six additional community households present – a quorum was not able to be established (41 lots needed).

COMMITTEE REPORTS

- **Pool Committee** - A review of the current fob system is underway by the Pool Committee to eliminate excess pool fobs in circulation. As a reminder, there is a no overnight parking policy in place at the C2 pool. Any vehicles parked overnight will be towed at the Owner's expense. If additional overnight parking is needed, contact a Board Member for approval.
- **ARC Committee** – Any changes to property must be approved by the CII ARC committee. The purpose of the approval process is to ensure property changes & improvements conform to the existing architectural tone of the community as set forth by the Covenants, Conditions, & Restrictions set forth by the HOA. The ARC request form can be located under the documents tab on the CII website (www.cedarfieldii.com).
- **Social Committee** – The Cedarfield Christmas festival held in December was very successful. Although a combined event with CI, CII picked up the entire cost of the event which totaled \$4,000. The next anticipated Social Event will be Easter Weekend. The Social Committee continues to seek volunteers. If interested, contact Jessica Shellenberger at jess_gillette@yahoo.com
- **Landscaping/Maintenance Committee** - The Board is currently looking into options for cleaning up the creek bed in the power line right-of-way area. The bed is part of the area watershed boundaries and we are looking for assistance from the Town to ensure cleanup is handled properly. The current C2 playground has been closed indefinitely due to major structural and safety concerns. The Board is currently working to find replacement options that are up to current safety codes & regulations.
- **Cedarfield Newsletter** - The Cedarfield SUN is a great way to learn about what is going on in the neighborhood & an excellent resource for contract services. The newsletter is delivered electronically to each Cedarfield homeowner. If you're not receiving the newsletter and would like a copy, contact Catherine at suneditor2013@gmail.com.
- **Website** - The new Cedarfield II website is up and running. Upcoming events, information about the board, a community calendar, & neighborhood documents are readily available on the site. The webpage can be located at www.cedarfield2.com or www.cedarfieldii.com

FINANCIAL REPORT

Cedarfield II is finishing 2017 within budget, with a slight surplus due to unanticipated SUN advertisement sales, paid HOA late fees, & various other means. The 2018 budget has been approved and is very comparable to the 2017 budget. Some homes have prepaid excess amounts of HOA dues; homes with excess paid amounts at the end of the 2018 dues cycle will be reimbursed back to the homeowners. \$15 late fee will continue to be assessed for late HOA payments.

Due to a quorum not being established, the Board appointed Abby Barton for an additional term as the Board Member at Large, through 2019.

Next Meeting – Wednesday, February 14, 7 pm @ Lake Forest Church