



# HOA BOARD MEETING MINUTES

**MAY 9, 2018**

In attendance: Debra Lemmon (President), Addy Barton (Member at Large), Ryan Wilson (Secretary), Sue Patrick (Hawthorne Management); Sue Sink (Pool Committee); two additional CII homeowners.

## COMMITTEE REPORTS

- **ARC Committee** – Request for a lap pool was submitted for approval and approved. Property inspections are completed monthly with notices sent out to homeowners who are in violation of CII ARC guidelines. To make an ARC request or review the ARC guidelines, please go to [www.cedarfieldii.com](http://www.cedarfieldii.com) and click on the “Documents” tab.
- Reminder to address lawns; cut yards & treat for weeds as needed.
- **Social Committee** – The Social Committee continues to seek additional help and participation from neighborhood residents. If interested, contact Jessica Shellenberger at [jess\\_gillette@yahoo.com](mailto:jess_gillette@yahoo.com). The following are the planned summer events:
  - May 28 - Memorial Day party, 11a-2p
  - June 30 - Adult pool party
  - Jul 13 - movie at the pool
  - Sept 3 - Labor day party
  - June 8 - end of school party, 6p-8p
  - July 4 - pool party, \*\*\*Pending volunteers assist\*\*\*
  - Aug 24 - movie at the pool & back to school bash, 8p-10p
- **Pool Committee** – 2018 pool rules and information was mailed to all CII homeowners. Those CII homeowners who are delinquent in dues have had their pool fobs deactivated. The pool will open on May 19th. The kiddie pool is currently not operable due to a malfunction with the pump. Swim Club Management hopes to have the pump fixed before opening day.
- **Landscaping Committee** - Grass cutting through our vendor continues to occur. Pine straws in place prior to pool opening. Grass cutting in field planned to be cut weekly. Working with Duke to trim crape myrtles at Stratton Farm because they’re in the powerline right of ways.
- **Playground** - The playground is still in progress. We are waiting for a site survey to be completed to determine any setbacks or right of ways that must be observed. Based on homeowner feedback, the board is looking at replacing the proposed new swing area with playground equipment that has more movement. The board is also looking to have the grills relocated a few feet from the current location, allowing more room for the new playground footprint.
- **Financial Report** – Financial report available at the time of the meeting.

## NEW BUSINESS

- The Board began initial discussions about the process to change the CCRs to be more updated to current times & modern designs. Additionally, discussions were had about the number of rental properties in the neighborhood & averages allowed in similar size & type neighborhoods.
- The Board began initial discussions on reinstating street captains. If interested in volunteering or learning more, email Addy Barton at [memberatlarge@cedarfieldii.com](mailto:memberatlarge@cedarfieldii.com).
- The Board approved changes to the current “limited enforcement” collection policy, changing the terms from 90 days past due to 60 days past due. The policy states that Hawthorne Management will engage an attorney for the purpose of filing a lien to record amounts owed to the association by the owner which are at least 60 days past due. It is understood that once forwarded to the attorney’s office, the attorney is authorized and instructed to file a lien but take no other actions until further instructions are received from the board of directors in order to collect amounts owed.

**Next meeting – June 13, 7:00 pm at CII Pool (weather permitting)**