



HOA BOARD MEETING MINUTES

July 11, 2018

In attendance: Debra Lemmon (President); Jerry Goedert (Vice President); Josh Dumas (Treasurer); Addy Barton (Member at Large); Sue Patrick (Hawthorne Management); Kevin LaValley (Landscaping Committee); Aaryn Greer (Pool Committee); CII homeowners.

COMMITTEE REPORTS

- **ARC Committee** – Nothing to report. To make an ARC request or review the ARC guidelines, please go to www.cedarfieldii.com and click on the “Documents” tab.
- **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. The following are the planned summer events: Jul 13 - movie at the pool; Aug 24 - movie at the pool & back to school bash, 8p-10p; Sept 3 - Labor day party.
- **Pool Committee** – Kevin LaValley has worked with Swim Club Management to address the issues in the pump room. Work on the exterior shower wall to replace damaged drywall will commence after pool season. Homeowners Randy and Susie Call have volunteered to pressure wash the bathroom floors. The pool committee would like to remind all homeowners that Swim Club Management lifeguards are responsible for the enforcement of the rules approved by the HOA Board and the pool committee. The CII HOA Board reserves the right to call any resident to a discipline hearing at any time and has the authority to suspend pool privileges or fine any person(s), or those responsible for persons (i.e. guests or minors), that break these rules or acts in an extreme or obscene manner. If you see any violations of the pool regulations by residents or their guests, please let the lifeguard on duty know first then, report the issue to the CII HOA Board with specifics: (name, circumstances, and date/time).
- **Landscaping Committee** – Kevin LaValley will follow-up with AT&T regarding the cable/phone line that has been lying on Stratton Farm Road. This will be the third contact with AT&T regarding the line. The CII HOA Board strives to keep homeowners informed of matters that affect our neighborhood. Recently, a homeowner uncovered information related to the property lines along McIlwaine and McCoy Roads and while the information may only concern those who live adjacent to these roads, the board thought it prudent to share the findings. The research found that the property lines for homes adjacent to McIlwaine and McCoy Roads extend to the road. There is a 50’ utility easement from the center of the road to these properties and there are rules that dictate how far a fence line should be from the road. While the City of Huntersville is responsible for maintaining any sidewalks in these areas, the homeowner is responsible for the landscaping. As such, if a tree or limb falls within this area, the homeowner is responsible for the removal based on county requirements. There are also requirements for what a homeowner can and cannot do regarding tree and shrub “screening” in these areas. The CII HOA is responsible for maintaining all the corner monuments, the island on Henderson Hill Road, and the grass along McIlwaine and McCoy Roads. Should there be any questions regarding this information, please contact a member of the CII HOA Board.
- **Playground** – The new playground is in production with an anticipated installation within 4-10 weeks.
- **Financial Report** – Financials remain on budget for nearly all expense categories. There is a substantial amount of assessments that are past due, which the board will aggressively address. A large expense for the refurbishing of pool furniture was moved from the pool expense category into the pool furniture expense category. June saw several expenses for the playground project which depleted the playground reserve. Even though we are on budget through the first half of the year, the CII Board is taking a hard look at all projects and only moving forward with those considered as “must do” in an order to save money in 2018.

NEW BUSINESS

- **Street captains** – Addy Barton has assembled a team of volunteers who will be identified as street captains. The volunteers will be assigned zones within CII and will work to welcome new homeowners and bring suggestions, ideas, questions and/or concerns to the HOA Board. To learn more or to volunteer, email Addy at memberatlarge@cedarfieldii.com.

Next meeting – August 8, 7:00 pm at 8501 Flanagan Ct.