



# HOA MEETING AGENDA

## December 12, 2018

Meeting called to order at 7:00 pm

In attendance: Debra Lemmon (President); Jerry Goedert (Vice President); Addy Barton (Member at Large); Kevin LaValley (Maintenance Committee); Susie Call (Pool Committee)

Motion with second to ratify the November minutes - all in favor, motion passed.

### OLD BUSINESS

- Henderson Hill monument water leak: The leak is the responsibility of the City of Huntersville base on work they completed on the water main July 23<sup>rd</sup>. The city is aware that there is still an issue. Hawthorne Management continues to follow-up with the city of the repair timeline.

### OFFICER REPORTS

- **TREASURER REPORT:** November financials included repairs done to the pool totaling \$2,535.39 and a landscaping invoice for extra cleanup at the Henderson Hill monument. Dues were increased for 2019 to respond to the rising costs of maintenance and utilities, but also to fund CII's reserve accounts that would fund future improvements and maintenance needs in the coming years. The increase will take effect January 1st. Collection efforts continue on past due accounts. The current outstanding balance is about \$8,000 with \$582.47 collected in November. The HOA will continue to aggressively pursue past due accounts. The November violation hearings levied fines against homes who either failed to attend the hearing or failed to contact Hawthorne Management regarding corrective action. Homes who continue to be in a state of violation are fined on a weekly basis until the violation is corrected and photo documentation is provided to Hawthorne Management by the board.
- **PRESIDENT REPORT:** A special thank you to all the CI and CII volunteers that help with the "Light-Up Cedarfield" event. The neighborhood looks festive and bright.

### COMMITTEE REPORTS

- **SWIM TEAM:** Nothing to report.
- **ARC COMMITTEE:** Nothing to report.
- **SOCIAL COMMITTEE:** Next event, Polar Express party at CII pool on December 14.
- **POOL COMMITTEE:** The board approved \$3,439 in off-season maintenance work to the pool main drains, pump seals and pool cover anchors. Additional work totaling \$8,870 is suggested by Swim Club Management to be completed prior to the spring. The board will discuss his work at the January board meetings
- **LANDSCAPING COMMITTEE:** Nothing to report.

### NEW BUSINESS

The CII Annual Meeting will be held on January 9, 2019 starting at 7:00 pm at 9801 Kinsey Ave in the Huntersville Business Park. The annual meeting is a great opportunity for CII homeowners to learn more about the HOA Board and committee membership. The annual meeting is also when new board members are elected. The term for the Vice President and Secretary will be voted on at the January meeting. A quorum of 41 CII homeowners is needed for the vote. A homeowner can either submit their vote at the January 9<sup>th</sup> meeting or by completing the proxy form homeowners will receive via mail in December. If a quorum is not established, the board will appoint members to fill the open spots.

**ANNUAL MEETING – JANUARY 9 @ 7PM**

Swim Club Management - 9801 Kinsey Ave #165 in the Huntersville Business Park