



CII ANNUAL HOA MEETING

January 9, 2019

Meeting called to order at 7:00 pm

In attendance: Debra Lemmon (President); Jerry Goedert (Vice President); Addy Barton (Member at Large); Josh Dumas (Treasurer), Ryan Wilson (Secretary); committee members; 19 homeowners.

BOARD ELECTIONS

A quorum of homeowners failed to attend the annual HOA meeting (19 homes represented; 22 lots short for quorum). As such, the board was not able to hold an official election for the board members whose terms were set to expire. Since a quorum was not met, a majority of the remaining board members have the authority to appoint new members to the vacant seats for the same term as if they were elected. As this is not an official action of the membership, board minutes will be used to document the final appointment(s) made. The following were the appointments made: Jerry Goedert, Vice President (3-year term); Addy Barton, Secretary (3-year term). The Member at Large seat remains vacate. Homeowner interested in volunteering for the vacate board position can contact Debra Lemmon, HOA President, via email at president@cedarfieldii.com.

OFFICER REPORTS

- **TREASURER REPORT:** At the end of December 2018, there was \$1,734 in outstanding dues not collected. The amount represents less than 1% of the total budget. The HOA continues to aggressively pursue collection efforts for homeowners in arrears. Beginning in 2019, the HOA Board voted to increase the annual HOA dues from \$440 to \$480 (\$96/per month for 5 months). The due increase is intended to account for rising costs of several operational line items and to refund the HOA's financial reserves that were depleted due to 2017-2018 capital expenses. The modest increase will provide a more solvent financial position for the HOA, lessening the potential need for future one-time homeowner assessments for unexpected capital expenses.
- **PRESIDENT REPORT:** See the 2018 year in review summary on the CII Website (www.cedarfieldii.com – click on Documents & Board Meeting Minutes).

COMMITTEE REPORTS

- **Pool Committee** – The Pool Committee & the HOA board will reassess the pool hours for the 2019 season. Should modifications be suggested, homeowners will be notified in advance and invited to discuss the proposed changes at a monthly HOA meeting prior to the pool opening.
- **Landscaping Committee** – C2 is its final year of a three-year contract. Board and Landscaping Committees are discussing options for future vendors. Annual flower plantings at monuments will be resumed starting in 2019.
- **Social Committee** – The following social events are planned for 2019: Memorial Day Party May 27th 11a-1p; Family Movie Night June 14th 8p-11p; July 4th Party 11a-1p; Adult Night & Movie July 20th 8p-11p; Family Movie Night August 2nd 8p-11p; Family Movie Night August 10th 8p-11p; Labor Day Party September 2nd 11a-1p. Volunteers are needed for each event. Email socialcommittee@cedarfieldii.com to help out.
- **ARC** – Exterior changes to CII homes must be approved by the Architectural Review Committee. Information and request forms can be found on the CII Website (www.cedarfieldii.com). The review committee also completes monthly inspections to ensure all CII homes are in compliance with the HOA covenants and restrictions.

**Next Meeting Feb 13, 2019, 7:00 PM at Swim Club Management
9801 Kinsey Ave #165 in the Huntersville Business Park**

CII HOA YEAR IN REVIEW

The following are some highlights of what the CII HOA Board completed during 2018.

PLAYGROUND: Last February, the board learned that the old playground was in significant structural disrepair and had to be removed. The unit was removed and vendors were sourced for a replacement. During the process, we learned that a new unit could not be placed in the same area due to Duke Energy's easement restrictions. A site survey was completed to find a new location and the only location feasible was the open area next to the pool. Playground designs were presented to homeowners at the March 2018 HOA meeting and a vendor was selected in July. The playground was completed and installed in September. As for the old playground site, due to Duke's easement restrictions, we are not able to put any type of structure in that area so the board is looking to plant grass in the mulch area.

POOL: The 2018 pool season saw changes to our pool hours. The changes were predicated on increases to the Swim Club Management contract and based on homeowner feedback. The changes were met with mixed reviews by homeowners but by the end of the season, many felt the new hours meet their needs. Hawthorne Management provided a report of homeowner pool FOB use for the 2018 season which the pool committee will review this winter and determine if any new changes to the 2019 pool hours will be needed. Should modifications be suggested, homeowners will be notified in advance and invited to discuss the proposed changes at a monthly HOA meeting prior to the pool opening. Based on homeowner requests, the board investigated the cost of turning the existing baby pool into a splash pad or zero entry pool with water features. The estimated cost for the project ranged from \$80 to \$125 thousand dollars. The board tabled the project due to limited capital funds.

FINANCIAL: In an effort to address outstanding dues, 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 new 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 in order to collect amounts owed. As a result of the changes, the board collected over \$3,000 in past due fees, some from homes who have been delinquent since 2008.

DECLARATION OF COVENANTS: Based on homeowner concern with the apparent increase of rental properties in CII, the board started discussions with Hawthorne Management about ways to limit renters. Per Hawthorne Management, 8% of current CII homes are operated as a rental property – many managed by out of state leasing companies. In order to pose limits on the number of rental homes allowed, Hawthorne Management reported that changes would need to be made to the CII covenants and those changes would need to be ratified by a 2/3 homeowner vote. Due to the legal costs associated with changes to the covenants and the 2/3 vote, the discussion was tabled. The board did reach a decision to shorten the notification period for covenant infractions so that now, a homeowner has two months to address a violation prior to receiving a request to appear at a hearing. Since many of the violation are associated with rental properties, the new procedure has seen an increase in the corrective response rates from violators. Additionally, 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.

STREET CAPTAINS: Under the direction of Addy Barton, member at large, a new Street captain program was instituted in September. At present, the role of the street captains is to welcome new homeowners to the neighbors and provide a welcome bag with information related to the community and the area. The committee plans to look at additional ways to expand the street captain role in the coming months.

LANDSCAPING: Since last January, the board has worked tirelessly with our landscape company to enhance communication and refocus key landscape projects. Progress has been made in several areas over the past quarter and continued pressure will be applied to ensure the contract is executed to our specifications. The current landscape contract expires in 2019.