



CII HOA BOARD MEETING

April 10, 2019

Meeting called to order at 7:00 p.m.

In attendance: Debra Lemmon (President); Jerry Goedert (Vice President); Josh Dumas (Treasure & ARC Committee); Addy Barton (Secretary); Sue Patrick (Hawthorne Management), Susie Call (Pool Committee), Sue Sink (Pool Committee), James Phillips (Landscape), Dawn Durning (Homeowner), Bob Creighton (Homeowner).

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

OFFICER REPORTS

TREASURER REPORT: Financials for March were as expected. There was one large expense for pool repairs required prior to opening. We have only processed 2 monthly invoices from our landscaper, so we expect a large landscaping expense next month as we get caught up for the year. Collections are going well, and we continue to monitor homes that are not current with their assessments. Pre-lien letters will be sent to several homes that have not paid any dues in 2019. We will look at reserve allocation to determine the best way to disperse money to our reserve accounts. Currently the bulk is going to a general reserve account instead of the specific accounts we have for specific needs. Changes will be made for go-forward allocations only.

PRESIDENT REPORT: The member-at-large position remains vacant. Any CII homeowners interested in volunteering for the position should contact Debra Lemmon, CII President, at president@cedarfieldii.com

COMMITTEE REPORTS

- **ARC Committee:** 3 new ARC requests that were approved, 2 for fences and 1 for painting.
- **Social Committee:** The Easter festival was a success and we had a great turn out. Thank you to the Social Committee for putting this event together... WANT TO BE PART OF THE FUN? The Social Committee is still seeking additional volunteers!
- **Pool Committee:** It was brought to Sue Sinks attention that the C2 buy in for the pool was increased in 2018 from \$50-\$75 for C1 residents. As such, the board approved to maintain the cost of \$75 for 2019. The addition of a \$25 (5 time) punch card for the pool for visitors of CII homeowners was approved. There are now 2 options for bringing guests to the pool. The vinyl siding needs to be repaired on the peak of the pool house, and has been sent out for a quote. Prepping for pool opening should be complete by 5/19.
- **Landscape/Maintenance:** The landscaping company has sprayed for weeds and will continue to work to improve the appearance of all major monuments. A quote will be sent out for a drain pipe issue down by the creek bed, and for the removal of the Indian Hawthorns that are ruminants of the previous trees. The board is working to make a decision by May for flower options for all 7 monuments for planting. All pruning and pine straw throughout the neighborhood will be completed by the end of April.

**Next Meeting May 8, 2019, 7:00 PM at Swim Club Management
9800 W Kinsey Ave #135 in the Huntersville Business Park**