



HOA MEETING AGENDA

July 16, 2019

Call Meeting to Order at 7:01pm

In attendance: Jerry Goedert (President) Sue Patrick (Hawthorne Management), Addy Barton (Secretary), Dave Mullaly (Member at Large), Josh Dumas (Treasurer), Sue Sink (Swim Committee)

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

OFFICER REPORTS

Treasurer Report: Cedarfield 2 has collected \$167,058.53 in total assessments in 2019. There is a total of \$5,306 in past due assessments, along with an additional \$2,924.08 in fines, late charges and legal fees. This brings our total delinquent amount to \$8,230.08; down almost \$2,000 from last month, and almost \$2500 from this time last year. All assessments should now be fully paid, and any past due amounts will be pursued by the HOA for collection. The total amount past due is represented by only 17 homes, and several of those owe less than \$100. The 6 homes that owe the most past due amounts total \$6,979.08 of the entire \$8,230.08. Expenses in June were as expected with only a few exceptions. SCM had a very large billing for management services, but this was an expected catchup expense and we are now very close to the correct amount for the YTD budget. We prepaid \$4500 for a portion of the drainage repair work that will happen on the trail heading towards River Willow, but that expense will be moved next month to a reserve account. There was a \$500 expense for the HOA to set up a petty cash fund in order to allow for purchases without a committee member or board member having to use their personal credit card, and \$2,986.33 in expenses for pool area maintenance, including mechanical repairs and the new drinking water fountain. The HOA also installed a new pet waste station on McIlwaine Road for \$750. Total cash on hand is \$116,235.87, and our reserve accounts are at \$24,808.95; Added together that is \$14,465.79 more than this time last year. We are still expecting a large expense bill for the water drainage issues we had in May that caused the filtration issues at the pool.

President Report: The transition between Debra's departure as President and Jerry as acting President went well. The cable that was laying on the road on Henderson Hill was buried by Spectrum. Phillips Environmental has received a letter from us that we will not exercise the auto renewal in his contract and that they are welcome to submit a new RFP for a one year term. We have asked that all RFP's be in by August 1st so that the board can make a decision regarding Landscaping prior to our August meeting. A petty cash account has been created for non-invoiced items for the committee's and it is currently being monitored by the President.

COMMITTEE REPORTS

- **LANDSCAPE/MAINTAINANCE:** Creek bed maintenance is now under Huntersville City supervision. Drainage Issue repair in common area; James is going to the city 7/17 to get the inspector assigned to the area. James is to provide an update to the board forthwith. The process was delayed by the 811 locator company, and no digging could take place. The new landscape contract to be one year – bids due August 1st. The playground weed spraying was completed, but was delayed due to use of the playground. The edging around the pool deck has been installed and will be complete Friday 7/19th.
- **ARC COMMITTEE** Update on Requests: 1 request, for new windows, approved.
- **SOCIAL COMMITTEE:** Nothing to report.
- **POOL COMMITTEE:** Sue is waiting on a quote from Mike for replacing broken tables at the pool. The new process for pool guest punch pass is working great, with no complaints. The baby pool does have a leak, but it is being filled and maintained every day.

**Next Meeting August 20th, 2019 @ 7:00 PM at Swim Club Management
9800 W Kinsey Ave #135 in the Huntersville Business Park**

