



CII HOA BOARD MEETING

June 12, 2019

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

In attendance: Debra Lemon (President), Jerry Goedert (Vice President); Josh Dumas (Treasure & ARC Committee), Sue Patrick (Hawthorne Management), Addy Barton (Secretary), Dave Mullaly (Member At Large), Naomi Bourque, Susie Call, Holly O'Connell, Sue Sink, James Phillips (Landscaping), 3 Homeowners.

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

OFFICER REPORTS

TREASURER REPORT: Cedarfield 2 has collected \$162,814.53 in total assessments in 2019. There is a total of \$7,576 in past due assessments, along with an additional \$2,582.88 in fines, late charges and legal fees. This brings our total delinquent amount to \$10,158.88; just about equal with what it has been all year. However, it is about \$2,000 lower than this point last year. We expect some more payments to come in next month as most residents complete paying their 2019 assessments. 8 accounts are being sent to our attorney for a lien to be applied, several others are in pre-lien status. Expenses in May were as expected with only a few exceptions. There were some small maintenance items regarding the pool that totaled \$428.25. Additionally, we had repairs done to a monument for \$220, and a pest control service at the pool for \$285. The largest unexpected expense was the water bill at the pool address, which spiked severely to \$2,977.42. This bill usually averages \$500-\$700. We have contacted CMUD and SCM to arrive at an explanation for this extreme water usage. We did not get a bill for SCM's pool contract this month, we expect a double billing next month to make up for that. Total cash on hand is \$140,056.57, and our reserve accounts are at \$22,296.99. Next month we expect a large plumbing expense associated with the sewer stoppage at the pool.

PRESIDENT REPORT: Debra Lemon is moving out of the neighborhood and is stepping down as President. Jerry Goedert will assume the role of President until the annual January meeting leaving the VP office open. **The new meeting for the HOA Board is every 3rd Tuesday of the month.**

COMMITTEE REPORTS

- **ARC Committee:** 10 requests received. 9 approved, and 1 was declined.
- **Social Committee:** It came to the HOA's attention that the type of movie type we were showing, we were in violation. Movie night has been canceled for the rest of the year until further notice. If you are interested in joining the team, we are still in search of a couple more volunteers. We are exploring options for a credit card/petty cash for the social committee to use for social events.
- **Pool Committee:** The new system for pool punch cards is in process and appears to be working without issue.
- **Landscape/Maintenance:** The drainage issue at the common area trail behind the pool was quoted. \$8000 is the quote provided for the repair of the drainage and the removal of the sidewalk to include an aluminum bridge. Quote was provided for landscape edge to keep mulch away from the pool desk and out of the pool deck drain.

**Next Meeting July 16 , 2019, 7:00 PM at Swim Club Management
9800 W Kinsey Ave #135 in the Huntersville Business Park**