



HOA MEETING MINUTES

October 15, 2019

Call Meeting to Order at 7:00pm

In attendance: Jerry Goedert (President), Josh Dumas (Treasurer), Addy Barton (Secretary), Dave Mullaly (Member at Large), James Phillips (Landscaper), 3 homeowners

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

OFFICER REPORTS

Treasurer Report: Cedarfield 2 has collected \$171,513.53 in total assessments in 2019. There is a total of \$3,465 in past due assessments, along with an additional \$4,994.73 in fines, late charges and legal fees. This brings our total delinquent amount to \$8,459.73; up from \$7,997.13 last month. The increase is all legal fees associated with activities on several delinquent properties. We are now just about even with the \$8,454.06 we had on the books at 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 7 homes with 3 of those owing 60 dollars or less. The 4 homes that owe the most past due amounts make up over 99% of the total, with just one property being 65% of the total. We are very pleased with the state of our collections this year and expect to recoup nearly all this money in 2019 through continued pressure of threat of lien, as well as pending sales of some of the homes in question on which we are the 2nd Lien Holder. September of 2019 was a month with very few unexpected expenses, nearly everything was a re-occurring monthly expense. We had a \$2,000 down payment on the drainage project occurring on the trail near the creek bed off the back of the pool parking lot. There were social committee expenses totaling \$1,070, as well as \$83.55 for some new bike parking signage, and \$53.12 for some maintenance items at the pool. Total cash on hand is \$60,864.42, and our reserve accounts are at \$27,849.52; we are currently \$1,650.77 below of where we were at this point in 2018 in terms of total assets. I have asked Hawthorne to put together a preliminary budget for 2020 that will be reviewed at the next HOA meeting in November.

President Report: All of the Community Watch signs were installed, and the "Did You Know" page on the Cedarfield II website is up and working. We will continue to discuss putting a team together to become Street Captains and are looking for neighbors that are interested in bringing this idea to light. The Attorney from SCM contacted us for a follow up on the high water bill. After further investigation, we are looking for quotes to have an independent contractor to review the possibility of water drainage from a surge tank. We are possibly being given 8 security cameras for the pool area and parking lot from a neighbor, and we will reach out to the neighborhood or contractors to look into installation. We need volunteers to help put up Christmas lights the morning of 11/23rd. Please come out and help the community!

COMMITTEE REPORTS

- **LANDSCAPE/MAINTAINANCE:** The drainage issue project for the common area is complete. The bare areas have been seeded and the area has been cleaned up. The board is discussing the feasibility of taking the certified playground mulch from the old playground area and moving it up to the swings and the new playground for additional ground coverage. James has quotes out for redoing the wooden boarder around the swings. After mowing season, landscaping to continue limb pickup, trimming Crepe Myrtles, and trash pickup.
- **ARC COMMITTEE:** 1 Arc Request was received and approved for tree removal.
- **SOCIAL COMMITTEE:** Upcoming fall festival October 26th including Trunk or Treat.
- **POOL COMMITTEE:** We have two new pool committee members, Doug Schultz and Jill Pigeon.

**Next Meeting November 19, 2019 @ 7:00 PM at Swim Club Management
9800 W Kinsey Ave #135 in the Huntersville Business Park**

