



HOA MEETING MINUTES

September 17, 2019

Call Meeting to Order at 7:00pm

In attendance: Jerry Goedert (President), Josh Dumas (Treasurer), Addy Barton (Secretary), 9 homeowners

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

OFFICER REPORTS

Treasurer Report: Cedarfield 2 has collected \$170,016.53 in total assessments in 2019. There is a total of \$3,465 in past due assessments, along with an additional \$4,532.13 in fines, late charges and legal fees. This brings our total delinquent amount to \$7,997.13; Up from \$6,915.18. The increase is all legal fees associated with filing liens on several delinquent properties. We are still well under the \$9,031.06 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 (down from 9 homes last month), with 3 of those owing 45 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. August of 2019 was a relatively straightforward month expense-wise. We had a \$1,420.52 bill to SCM to acquire items needed to pass a health inspection, as well as some light maintenance items like \$214.50 for ladder repairs, \$400 for metal edging installation, and \$375 to produce the "We Need You" signs posted around the neighborhood. There was a severe spike in the electric bill at the pool (easily \$1100 extra), however Hawthorne was able to work with Energy United and determined that this was the byproduct of a faulty meter reading. A credit has already been applied, and we will see a 0 bill next month, as well as a reduced bill the month after. Total cash on hand is \$72,617.14, and our reserve accounts are at \$25,336.23; we are currently \$1,060.04 ahead of where we were in 2018 in terms of total assets.

President Report: A request was made to the city to replace all 4 Community Watch Signs and add one at the McCoy and Stratton Farm entrance. An attorney letter was sent to a homeowner after a threat was made to the President/Board. A separate issue occurred with someone riding an ATV up through the neighborhood under the powerlines. They were spotted and asked to cease as they were going over the area by the creek bed that is under construction. They did not adhere to our requests and the Huntersville Police Department was called. The Huntersville Police stated it could be drug related and if neighbors spot the ATV, to please report it to the Police Department. A "Did you Know" page will be added to the website in the next 2 weeks to assist with common questions. We have asked SCM to continue to search for a reasonable answer on how the City charged us a water bill excessively. SCM has spoken to the City and the City states that they have double checked the meter and they feel it is not a faulty meter. Four of five interested neighbors showed up to request an open board position, the board to elect the position. We are currently still quoting for potential security monitoring cameras for the pool, but a decision has not been made. We are still deciding as to what we can put in the old playground spot that remains bare and due to Duke Restrictions, it was brought to our attention that a possible Gaga Ball Pitt would meet the restrictions that are in place. A decision has not been made as research will be done to approach an answer.

COMMITTEE REPORTS

- **LANDSCAPE/MAINTAINANCE:** We were informed by the City that maintenance to the creek bed can only be on the top side of the slope, but nothing is to be touched in the creek.
- **ARC COMMITTEE:** 1 Arc Request was received and approved for a porch overhang.
- **SOCIAL COMMITTEE:** Upcoming fall festival October 26th including Trunk or Treat.
- **POOL COMMITTEE:** The pool was closed on time for the year.

**Next Meeting October 15, 2019 @ 7:00 PM at Swim Club Management
9800 W Kinsey Ave #135 in the Huntersville Business Park**

