



HOA ANNUAL MEETING MINUTES

January 21, 2020

Call Meeting to Order at 7:09pm

In attendance: Jerry Goedert (President), Josh Dumas (Treasurer), Addy Barton (Secretary), Dave Mullaly (Member at Large), Bob Creighton (Member at Large) Sue Patrick (Hawthorne Management), Dawn Durning, Doug Shultz (Pool Committee) Eve Smith (Social Committee), Naomi Bourque (Swim Committee), 19 homeowners

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

** Quorum was met (quorum= 41 neighbors in person or by proxy) and 2 new directors were elected to the board.

OFFICER REPORTS

Treasurer Report: Cedarfield 2 has collected \$176,796.53 in total assessments in 2019, including \$5,559 in December that were the result of early payers for 2020. This is a lower than normal amount for December as statements went out a bit later than usual. To prevent unnecessary issues, the HOA has waived late fees associated with January's payment but will resume late fees in February. Assessments for January should now all be paid, and the HOA encourages all homes to pay on time; even early if they can. Any past due amounts will be pursued by the HOA for collection. There is a total of \$3,465 in past due assessments, and when combined with late fees, legal charges and fines, our total past due amount is \$8,894.58. The total amount past due is represented by only 6 homes. We are pleased with the state of our collections this year and hope to recoup nearly all this money in 2020 through continued pressure of threat of lien and foreclosure, as well as pending sales of some of the homes in question on which we are the 2nd Lien Holder. Hawthorne is continuing to monitor these properties closely.

December of 2019 did have some extra expenses in it, but all of these were expected. We had a \$250 repair bill to fix some GFI issues at monuments, about \$1100 in landscaping costs associated with the drainage fix at the pool parking lot, the first billing for our 2020 pool contract with SCM, and over \$4000 in pool related expenses like yearly filter maintenance, furniture re-strapping, and winterizing. Additionally, there were the expenses related to the final Social event of the year totally about \$1635. 2019 was an expensive year. Total expenses finished \$28,604 over budget. We were able to increase our reserves by about \$25,653.32 so these amounts almost cancel out. The most over budget categories were:

Miscellaneous maintenance and repairs -\$11,672.09

Pool Misc. Expense – \$11,806.87

Water/Sewer - \$1,943.66

Legal Expenses- \$3,126.60

Very few expense categories were under budget:

Electricity - \$2,943.16

Pool Furniture - \$2,318

Irrigation repairs - \$500

2019 was punctuated by large repair expenses associated with the pool, the sewer drain repair earlier this year, and the drainage and sidewalk repair at the bottom of the hill behind the pool. The HOA also put in place some improvements like the drainage fix for the parking lot, the new bike parking pad, new lights at the pool, an additional pet waste station, and lights at the pool monument. Total cash on hand is \$23,835.72, and our reserve accounts are at \$35,418.64. Total assets are \$59,754.36.

President Report: Year in Review

PRESIDENT TRANSITION: Midterm this year our President sold her home and moved out of the community. She worked very closely with the VP to transition the role to him. It was a very smooth transition. The VP role remained open for the balance of the year and a director was appointed to fill her vacant term.

POOL: The 2019 Pool season went well with the pool hours we decided to go with. The Guest pass policy met with some opposition but overall seemed to work for the best. We will continue that process again this year because the pass can be carried over. SCM staffing this year was less than optimal with several issues that the pool committee stayed on top of. The leak in the baby pool has been found and will be repaired this week.

FINANCIAL: The “limited enforcement” collection policy, changing the terms from 90 days past due to 60 days past due in 2018 continues to be successful. The policy states that Hawthorne Management will engage an attorney for the purpose of filing a lien to record amounts owed to the association by the owner which are at least 60 days past due. It is understood that once forwarded to the attorney’s office, the attorney is authorized and instructed to file a lien but take no other actions until further instructions are received from the board in order to collect amounts owed.

The board is still working with SCM to determine if they are responsible for part of the abnormal water bill, we received at the start of pool season.

STREET CAPTAINS: Under the direction of Addy Barton, the Street captain program instituted last September 2018 has been very successful. At present, the role of the street captains is to welcome new homeowners to the neighborhood and provide a welcome bag with information related to the community and the area. The committee plans to look at additional ways to expand the street captain role this year.

LANDSCAPING: Since last January, the board and the President has worked tirelessly with our landscape company to enhance communication and refocus key landscape projects. Progress has been made in several areas over the year and several major projects have been completed. A major drainage issue was fixed too.

“WE NEED YOU CAMPAIGN”: This campaign was introduced by the board to encourage participation in their community board. It was a successful project that got several people interested in helping with the community.

CEDARFIELD SUN: We had some issues with the publication this year and are actively looking for a professional or company to take over the monthly publication. The retired editor has agreed to continue helping us until a replacement can be found.

COMMITTEE REPORTS

- **LANDSCAPE/MAINTAINANCE:** Landscaping will continue to pick up downed limbs, track, etc.
- **ARC COMMITTEE:** 3 Arc Request was received and approved for new garage door, tree removal, and in ground pool.
- **SOCIAL COMMITTEE:** Thank you to the volunteers and the Social Committee members for a successful 2019 year. We expect to have the 2020 events posted on the www.cedarfieldii.com website in the coming weeks.
- **POOL COMMITTEE:** The pool committee was able to get a quote to find the leak at the baby pool and a repair for less than SCM had provided. We expect the repair to be made in the following week. We are still pending quotes from vendors for the pool deck concrete crack repairs.

****It has come to our attention that not all homeowners received the communication sent out from Hawthorne Management regarding HOA statements. There will be no more coupon books for HOA dues, you will received a monthly statement that is mailed out around the 15th of each month prior to the due date. It is in the homeowner’s best interest to set up online payment. Please reach out to admin@hawthornemgmt.com to register for online payment.**

**Next Meeting February 18, 2019 @ 7:00 PM at Swim Club Management
9800 W Kinsey Ave #135 in the Huntersville Business Park**