



## HOA MEETING AGENDA-Via Zoom

October 14, 2020

Meeting Called to Order at 7:01pm.

Roll Call: Jerry Goedert (President), Addy Barton (VP), Doug Schultz (Sec.), Bob Creighton (Treasurer), Dave Mullaly (MAL), Sue Patrick (Hawthorne Mgmt), Eve Smith (Social), James Philips (Landscape), Jessica Wilson (Welcome), Dan Lantz (Landscape), Naomi Bourque (Pool).

September minutes Approved: Yes.

### OFFICER REPORTS

**Treasure Report: Balances**-Total Cash on hand on September 30, 2020 was \$109,639, compared to \$89,214 on September 30, 2019, and \$117,534 at the end of August 2020. **Cash Flow & Expenses:** Year to date cash receipts through September 30 (minus Reserves Funding's) were \$171,925 compared to a budget of \$169,841; & a prior year of \$158,542. Year to date cash expenditures through September 30 were \$128,788 compared to budget of \$137,511 and prior year of \$157,404. Expenditures for the month of September were all recurring or seasonal nature, with no single unusual or outstanding item worth commenting about. Overall, it was a very average month.

**President Report:** Talked to representatives with Verizon on the antenna project near the pool. All work on that project has been suspended for the rest of the year.

### UNFINISHED/OLD BUSINESS

- Gaga Ball Pit – **Tabled to December**

### COMMITTEE REPORTS (SIMPLY UPDATES. NO VOTING)

1. **LANDSCAPE/MAINTAINANCE:** Dan Lantz (Committee Chair) has formed the committee consisting of homeowners and one board member. James Philips (Landscape) will answer to, & get direction from, the Landscape Committee Chair going forward. This committee is currently looking into, and going over, the current landscaping contract to strengthen its language to address the communities needs/wants & services, contract renewal verbiage, and termination of services verbiage. They are also looking into RFP's of new landscaping companies for competitive pricing and services. Swing set area: weeds were removed, and herbicide was sprayed. Next will be aeration and over seeding. The old Playground: no liner was found under the area so no mulch could be salvaged or reused at this time. Also, old anchors were still in place for old equipment & had to be removed to grade and level the ground for dirt and over seeding the area for grass. There are ongoing discussions of what would be the best use of the area.
2. **WELCOME COMMITTEE** – Nothing to report.
3. **SOCIAL COMMITTEE** – Trunk or Treat is moving forward and will be held as scheduled on October 25<sup>th</sup>. Still looking for a few volunteer's for setup and teardown. There will be a DJ and featuring Snap Dragon & Cool Kats.
4. **POOL COMMITTEE** –New pool contract signed with same vendor (Swim Club Mgmt. Group). SCMG's 90 action plan for closing and winterizing the pool was sent to Jerry and he will send to Naomi Bourque the Pool Chair.
5. **ARC COMMITTEE** – 6 Requests were approved: new fence, pool, screened-in porch, extension of house footprint for kitchen and dining room expansion. A request for a shed is pending. ARC Guidelines are being reviewed to update or clarify them. Board discussed that the guidelines cannot supersede the CCNR's (Covenants) of the community. The ARC Guidelines can only provide guidance in those areas where the CCNR's are vague or unclear. Example: a fence height, the CCNR's give material, style, visibility through, but not height; ARC can write guidance for height since the CCNR's do not.

### NEW BUSINESS

- SOP: (Standard Operating Procedure) for vendor work, outside of their contractual scope for cost and documented work.
- Discuss Assessments for 2021: After some discussion, fees are staying as they are.
- Preliminary Budget discussion: Looked at landscaping & SCMG expenditures, under their new contracts, any increases will be absorbed in our current 2021 budget, as assessments will not increase next year.
- Community Covid Testing Site: In conjunction with your HOA Board, the Mecklenburg Health Dept and StarMed Labs, a Covid Drive-Thru Test site will be setup at the C2 pool parking lot on Saturday Nov. 7<sup>th</sup> from 10am-3pm for anyone whom wishes to be tested. There is NO CHARGE and NO PREREQUISITES to be tested. Tell friends and family to come by and get tested all are welcome. This could be a reoccurring event, depending on turnout. Look for flyers while you are out and about on the community Notice Boards around the community, and in the next issue of The Cedarfield Sun.

