



HOA MEETING MINUTES

July 14, 2021

Call Meeting to Order at: 7:03pm

Roll Call: Jerry Goedert, Doug Schultz, Naomi Bourque, Bob Creighton, Catherine Smith

Hawthorne Management: Sue Patrick

Committee Chairs: Leslie Kepler (Social), Dan Lantz (Landscape)

Homeowners: Dawn Durning, Dave Mullaly

June Minutes: [were missed and will be added to July Cedarfield Sun edition along with July minutes]

Officer Reports

Treasurer Report Year-to-date (YTD) received \$188,083 of assessments, compared to the full year total of \$194,400. A small portion is still owed by 9 homeowners & the balance was prepaid in 12/2019. ~\$5,600 has been received from other categories, including late fees, reimbursement of accumulated legal fees, newsletter ad sales & pool guest fees. Overall amount for 2021 is higher than budget & higher than 2020. YTD expenses of \$90,974 are even with budget & \$600 lower than YTD 2020. Landscape costs were lower this year for pine needles & annuals, while miscellaneous expenses are up \$2,500 due to the Gaga pit purchase and site prep work. Pool contract was restructured, payments are made later in the summer instead of frontloaded in the late spring. Misc. pool expenses \$912 for a drain replacement. Administrative expenses \$22,521 YTD compared to \$19,491 in 2020 & budgeted expenses of \$18,003. Most of this relates to 2 areas: higher mailing costs because of the later annual meeting & notices regarding proposed changes to the Declaration of Restrictions; more paid in Late Fees to Hawthorne because of successful collection efforts on several large past due accounts

President's Report None

Unfinished Business *Rental Limitation draft* approved by Board [75% homeowner approval required]. Declaration of Restrictions changes [majority homeowner approval to change] re: commercial vehicles attorney changed some language in the draft to allow some flexibility for homeowners with commercial vehicles to cover the vehicle or cover the advertising for the business on the vehicle. Attorney language draft approved by Board. Required and will mail out proposed changes to all 405 homes 9/1 and provide 30 days for return. Board will announce upcoming mailings via Facebook notice and email blast. Will include a cover letter explaining why it's imperative to vote. Homeowners can return via fax, scan & email, or mail back. *I estimate to update interior of poolhouse* including bathrooms and guard room ~\$38,000. Doug will seek 2 more estimates. Must consider price of materials as cost may increase. No quotes for meeting room construction yet. Board interested in proposing a Special Assessment to pay for the poolhouse updates. Perhaps \$96 extra (one month's HOA dues) over 2 years; a loan to span the gap and pay the loan back in the 2nd year of the Special Assessment. Special Assessments require 2/3 approval of homeowners and has to be applied in the year; could offer payment over 2 years. Committee chairs will redline *Code of Conduct* language to be comfortable signing.

Committee Reports

Landscape Would like to propose a one time assessment [same time as the Special Assessment for poolhouse updates] to update all monuments and common areas up to homeowners' standards. Dan will reach out to Dearness Gardens to get a quote for updates. Dan drafted committee job description language; approved by Board. Holly bush work should move onto the 2nd phase soon.

Welcome Jessica needs info for new homeowners

Social with C1: 7/17 Adult Swim @ C2 pool with snacks. 10/2 [10/9 rain date] Fall/Halloween event @ C2 parking lot. 12/11 WinterFest @ C1 lawn. Youth advisor ideas: middle & high schoolers pool party 8/14 with pizza, popsicles, & games 6-7pm MS only, 7-8pm MS & HS, 8-9pm HS only. Need chaperones/legal guardians to accompany kids under 13. Karaoke & game night for youth in C2 parking lot in spring. Expenses: popsicles for movie night, July 4th décor and prizes, snacks and lifeguard pymt for Adult Swim and Youth Swim night.

Pool Baby pool pump broke, asked Swim Club Management to get a few estimates for repair. An electrician came out and fixed the pool and gave a \$950 bill for service. SCM did not have permission to repair the pool. Offered to cover \$250 of it, which SCM accepted.

ARC 3 requests received in June (2 exterior color or siding work, 1 for shed). 2 approved in June, 3rd approved in July.

New Business Proposed Handbook draft for onboarding Chairs & Board members. Outline tribal knowledge of the Board/Chairs to pass down to next group of leaders.