

HOA MEETING MINUTES
February 9, 2022
Call Meeting to Order at: 7:05 pm

Roll Call:

Board: Jerry Goedert, Doug Schultz, Bob Creighton, Catherine Smith, Naomi Bourque. Hawthorne: Sue Patrick

Committee Chairs: Dan Lantz (Landscaping), Katie Murphy (Welcome). Homeowner: Stuart Owens.

January Minutes: approved

OFFICER REPORTS

Treasurer Report: No financial statements from Hawthorne for February, statements aren't released until 12-13th of the month.

President Report: Sent Cedarfield Sun a note to include detailing the upcoming annual mtg announcing 2 director positions and possible committee chairs and committee members. Ordered and installed 2 new legal handicapped signs at the pool parking lot. With the incredible work done by Catherine, our HOA Board secretary, we were able to obtain the information needed to make an informed decision about the foreclosure property in the neighborhood that we acquired. During that process the HOA got an offer to purchase the property and we countered with a higher offer. The company accepted our counteroffer and through an email discussion the HOA Board voted 5-0 to accept the offer because the property had too much debt owed. The offer was enough to cover outstanding attorney fees incurred by the HOA Board in obtaining the property through foreclosure and assessments/fees on the property. I asked Sue at Hawthorne Mgmt to pay off the outstanding HOA debt on the home and put the remainder in general reserves when the funds are received.

UNFINISHED/OLD BUSINESS

-HVAC installation at the poolhouse is ~75% of the way completed, contractor only works on Sundays.
-VP Doug researched solar panel installation on poolhouse/cabana at RJ Solar, the salesperson Doug was working with quit and Doug never had a follow up from the company. Doug will walk the property on Friday 2/11/2022 to get an official estimate for solar panels.

-DOR Change planning- Bob had lunch with C1 President and former President. It sounds like they are not interested in going through that process for their neighborhood. They are weeks or months behind us on making a decision to change their governing documents.

COMMITTEE REPORTS

Landscaping- The total landscaping budget can be used towards any landscaping costs, does not have to be used for the specific line-item. Landscaping reserve today \$8475. \$7000 budgeted to go into that account in 2022. Total budget for 2022 \$15,400. Doug is the Board representative for Landscaping.

Welcome- Katie Murphy was voted into the Welcome Committee Chair!

Social- need new chairs and Committee members.

Pool- kiddy pool repairs have started, removal of tile and plaster began last week before the cold snap, they will pick up at the end of this week. Furniture is staying out until the pool reopens, Swim Club Mgmt will power wash the furniture.

ARC- No requests in January. Prepared a letter and emailed it out to everyone on the board to send to homeowners who are in violation of the restrictions and guidelines relating to fencing. The Board approved the letter to be sent to certain homes currently in violation.

NEW BUSINESS

March HOA meeting at pool in person weather permitting, Zoom as a back-up.

Annual meeting date- March 30, 2022 at 6:00 pm.