

Cedarfield II HOA Meeting Minutes
 November 21, 2023
 Call to Order: 7:00 p.m.
 October Minutes: Approved.

<p>Present: Leslie Kepler (Rental Committee Chair) John Carothers (Vice President) Bob Creighton (President) Catherine Smith (Secretary) Jason Bacon (Member-at-large) Vivian Moore (homeowner) Eve Smith (homeowner)</p>	<p>Absent: Katie Murphy (Welcome Committee Chair) Kara Dame (Social Committee Chair) Anna Warren (Pool Committee Chair) Will Clarke (Landscaping Committee) Diane Giesecking (Landscaping Committee) Treasurer (vacant)</p>
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President’s Report

- There was a foreclosure auction scheduled for 12411 Henderson Hill Road, but owner “redeemed” the foreclosure: they are allegedly paying the back taxes and retaining ownership of the property.
- 2 ordinances (Town of Huntersville) apply re: the large box truck parking on Henderson Hill.
 - 1st ordinance: Applies only to Stratton Farm because Stratton Farm has center-striping. The lane of travel must have a 12’ clearance. With the truck parked on the corner, the space between the truck and the stripes did not allow 12’ clearance, which violated the ordinance.
 - 2nd ordinance: Oversized vehicles not permitted (defined as no larger than 8’ wide or 23’ long). The truck parked on Henderson Hill Road violated that ordinance.
 - Neighbors must report & call the police when they see the box truck parked there.
- Bob replaced the clear plastic sheet at the sign by the pool, as it was difficult to read.
- December HOA Board Meeting: C1 Board suggested a Joint Social/Discussion Session with C2 Board. We will reserve 15 minutes for board business.

Treasurer’s Report

- 2023 YTD we have collected \$225K in dues. With other revenue items, our YTD income is \$242K. We are on track with landscaping budget (upgraded corners for \$12K) and large expenses in the pool repairs because of the joint sealant (covered out of reserves). Net of \$22K revenue over expenses. Hawthorne paid our phone bill for the pool late, did not provide our financials on time, and we paid (\$303/month for 3 months) ~\$900 for a phone bill that we cannot recoup. Bob disconnected the phone for now. Bob will reconnect the pool phone in the spring before reopening the pool.
- Financial Records: we have them from 2018 through November 2023. Good progression over the years as we needed more revenue in, and we have been successful in saving additional cash to put into reserves for capital improvements and other expenses.
- For comparison:

Total cash on hand at end of year

Year	Cash on Hand
2018	\$71,000
2019	\$51,000
2020	\$86,000

2021	\$91,000
2022	\$155,000
2023	\$178,000

- We currently have \$103K in the operating account. John made a *motion* to designate \$25K of the operating cash as reserve cash and identify it for longer-term reserves. *Motion approved.* Board discussion of how we access operating cash vs. reserve cash. By increasing cash in reserve account, we won't have to transfer as much out of operating into reserves over the year. When all of our funds are with CSI, we plan to operate an interest-bearing savings account.

Landscaping Committee

- 11/29-11/30: Diseased Leland Cypresses at Stratton Farm & McIlwaine will be removed.
- Someone planted those trees right on top of where we have electrical utility lines:
 - Stratton Farm at McIlwaine.
 - Questions/discussion: Does most of the power of the community come through those utility lines? Do we need to contract for a property survey of those corners? Can they relocate the power? Discuss with contractor (Flowers Stumpgrinders). Hold off on stump grinding for now. Jason and Bob will review the utility lines and discuss options.
- Winter flowers are installed with netting for protection from deer.

Pool Committee

- Jason and Bob attended a committee meeting last week.
- Received a lengthy list of to-dos from SCM, including replacing the pump from the baby pool for \$5K. When SCM met with the Board in summer 2023, SCM didn't mention the baby pool pump being an issue at all. The pump model is so old parts are unavailable. SCM wants to proactively install a new model baby pool pump. If the baby pool pump goes bad, it would take a little bit longer (a few days) to get a replacement pump and pipe it in and then they'd have to get the county in to re-inspect. Pool Committee suggested waiting on preventative replacement pump; it's okay if one area of the pool is closed for a couple days as a cost saving measure for the neighborhood.
- There is a form we can download from the county's website that shows the serial number for the pumps at the pool (form is a result of the county's annual pool inspection).
- Pool Committee is working with SCM on expanding pool hours in May (check October 2023 meeting minutes for 2024 proposed pool schedule).
- Pool Committee investigated pricing on some new items:
 - 25 chairs need replaced/re-strapping. Quote for re-strapping 26 lounges and 21 chairs= \$2,421 (which is an excellent price). Request to approval of re-strapping- would come out of the pool budget. *Motion passed and approved.*
 - Purchasing 2 new tables with stands, 2 umbrellas, and 2 umbrella bases for \$2,300. Motion passed and approved.

Welcome Committee (no report)

Social Committee

- Event coming up on December 9th WinterFest at C1 pool parking lot.

Architectural Committee

- 1 request in October for a shed to replace an existing shed, which appears to be too large (12' x 16') and that request was denied. Told the homeowners they need a survey as well, to determine if they have a proper setback.
- 1 request in November for a fence that has been approved.

Rental Committee

- Researched sign options/pricing to display “We are a Rental Restriction community” or something similar. The signs may be the same size as the “No Soliciting” signs on a post near the monuments. Discussion of locations and number of signs.
- We will reevaluate getting leases and moving the rental committee priorities along with the new management company, CSI. Troubleshoot additional information tracking with the CSI portal for homeowners.

New Business

- Budget Discussion:
 - Allocations for Pool Repairs? Potentially need a new pool cover (\$16K). May not be able to be repaired. Move \$5K into pool repairs from pool misc. Pool misc. = \$2K.
 - Board voted on the budget for 2024; 2024 budget passed.
- CSI: New Management Company
 - Begins January 1, 2024.
 - Emails to residents went out same day as this meeting.
- Historical Documents from Hawthorne Management Company: Bylaws state that books, records, and papers at all times be subject to inspection by any member. Doesn't designate who has or holds the records. Homeowner has attempted in the past to “review” Hawthorne's correspondence and been denied. What will recordkeeping be like going forward?

Annual Meeting: Bob will schedule in January 2024.