

Cedarfield II HOA Meeting Minutes

6/18/24

Location: Teams Meeting

Meeting called to order at 7:01 PM

Attendees:

Board Members

President - Bob Creighton

Vice President - John Carothers

Treasurer - Richard Johnson

Secretary - Jason Bacon

Member at Large – Susan Cawthorne

Landscape Committee – No Attendees

Pool Committee – Jamie Rajda

Rent Control – No Attendees

Welcome – No Attendees

Social – No Attendees

ARC – No Attendees

Rental Committee -No Attendees

Residents:

-No Attendees

Sentry Management

-No Attendees

Approval of Prior Minutes:

May minutes approved by all board members via email and will be posted on portal.

Officer Reports

President

- No new items to discuss.

Treasurer

- HOA budget- \$265,675 Budget vs. \$265,197 collected to date. This includes non member pool income (\$8,500) and interest income (\$3,500) & late fees & charges.
- Cedarfield park garbage charges still needs to be resolved.
- CD's for operating account to mature in September 2024.
- Reserve funds are all in money market account.
- Pool committee has exceeded goal for outside membership sales. \$5,050 budgeted. \$8,500 sold.
 - Some sales continued beyond the limit set by the board due to miscommunication. The limit has been confirmed with CSI and no more sales will be made beyond those in process as of this time.

- Aged receivables at about \$18,330 down from \$27,094 in May. Delinquent HOA dues have been corrected except for one account which has been sent to collections

Committee Reports

Pool

- Baby pool pump has gone bad. SCM has replaced pump and we are awaiting full operating permit for pool.
- Sale of outside memberships has been cut off as of this board meeting by board consensus.
- Adirondak chairs were requested by pool committee. Board approved \$700 for purchase of chairs. Sentry is in process of ordering 20 chairs (10 to be held in storage) + 6 tables.
- 3 broken umbrellas will be replaced through Restrap – approximate cost is \$1000 and was approved unanimously by board.
- Lifeguard umbrella to be replaced by SCM.
- Security Camera - 2 youth were found inside the pool on 6/17/24 between aprox 12am – 1am. They climbed over the fence by the cabana. Video was not clear enough to capture faces.
 - Board proposed to modify the letter going out to residents about the parking area to include addressing unauthorized pool access.
- Jamie addressed the idea of recycling at the pool
- Action Items:
 - New parking lot signs need to be ordered and installed. Sentry (Paige) is working on
 - John is building new boxes to cover exposed conduit in pool area.
 - Recycling – Pool Committee (Jamie) to develop a plan for recycling
 - Sentry (Paige) - Pest control needs to be set up
 - Quote was received from Team Pest USA at over \$2K
 - Jason to look at getting another price from Terminix
 - Paige will ask Arrow Exterminating for a quote
 - Pool cover has been removed
 - SCM (Caleb) said he will get pricing to repair. Bob is working with him on this.

Landscape

- New flowers are in and new hollies are doing well. Bob will water new hollies as needed for summer.
- Re-rip rapping 2 runoff area by pool area had been considered in 2023 but was tabled until a later date. Superior provided quote of \$2,200 to repair this area. Rock quoted in this proposal is undersized.
- Action Items:
 - Jason to work with Superior and reprice with larger rock.

Rental

- Sentry is currently fining rental properties without a lease.
- Action Items:
 - Paige to get price for 10 signs using language provided by Leslie
 - Rental Committee to work w/ Sentry (Paige) to order & put up rental restriction signs @ entrances and other locations
 - Sentry (Paige) to follow up on outstanding lease violations.

Welcome

- No updates

Social

- Schools out party was a success.
- Action Items
 - Plan pool opening bbq & other engagement events
 - -4th of July Event @ C2 pool – Bob & Jason to coordinate.

Architectural

- 1 ARC form is pending. 1 new ARC form

Old Business

Board Members

- Jason & John fall off at the end of 2024. Need to begin to look for people interested in serving on the board.

Violations

- Prioritizing complaints
 - John to put this together and discuss at future meeting
- Nuisance Complaints
 - Atty has reviewed draft policy.
 - Final revisions to the document were discussed and John will edit and send out a final draft for approval.
 - Action Items
 - Board to revise nuisance policy based on comments at meeting and from Sentry and assign dollar value to violations. Board to provide amended document to attorney for review. Board to approve nuisance policy ASAP to allow neighbors in need to utilize this policy.

Verizon easement request

- Bob sent an email after the annual meeting proposing higher amounts for both the up-front payment and annual payments, and has not received any response.
- Action Items:

- Because of the delay in getting a response from Verizon it is assumed they will no longer pursue, and this can be removed.

Goals for 2024

- This item tabled for future discussion.
- CSI (Page) to set up a training for Board for web app (rental directory/ARC committee/violations etc) and ensure violation and rental tabs are up to date from Hawthorne in addition to the email that she sent in February which gave a broad overview of the system.

Use of C2 Emails

- Action Item
 - Board (Bob) sent out Ryan Dame's contact. Board Members to contact Ryan and set up/use emails.

New Business

- Because of the Corporate Transparency Act of 2021, beginning January 1, 2025 HOAs will need to begin reporting to the US Financial Crimes Enforcement Network information about Beneficial Ownership of the HOA. This includes the name, address and ID number (of a driver license or passport). It is still unclear if this is to include all Board members or just the President. Bob brought up the potential idea of HOA becoming a nonprofit to avoid financial disclosure issues. To be discussed further in future
 - Pickleball court – to be discussed.
 - Letter on After Hours Pool Access / Closing off Pool Parking Lot Access
- Action Items:
- Bob to finalize letter and set date of Saturday 6/29 for town hall meeting at pool to discuss.

Violation Hearings

- Violation hearings held for May violations prior to the board hearing
- In the Board-only session the Board discussed actions for specific past due accounts and violations from February and March that are still unresolved.
- Action Items:
 - Sentry (Page) & Bob coordinate hearings needed and send out hearing notice for June violations.
 - Bob to discuss violation checklist with Sentry (Paige / Erin) to review Cedarfield violation checklist and discuss implementing this checklist.

Meeting adjourned at 8:24