

Cedarfield II HOA Meeting Minutes

2/20/24

Via zoom

Meeting called to order at 6:30

Attendees:

Bob Creighton - President

John Carothers – Vice President

Richard Johnson - Treasurer

Jason Bacon - Secretary

Paige Johnson – CSI

Leslie Kepler – Rental Committee

Approval of Prior Minutes:

January minutes approved by all board members.

Officer Reports

President

- Ride along w/ Erin Smith from CSI went well to learn what things she observes and discuss ways to handle them.

Treasurer

- CSI provided information on interest bearing accounts.
 - Alliance Bank is best option for rates and being same bank as operating account.
 - Laddered CD structure. 7-month term seems to be highest yield at 5%.
- Board needs to decide which bank, terms of CDs & amount to put into each CD
- Suggestion by Bob is \$20K to \$50k into several CDs for 7 months.
- John suggested looking at high yield money market accounts as an alternative to locking up the funds in CDs, if the rate is comparable.
- Several notable items in the January expenses
 - Pine straw expense was \$8k in January compared to \$5.5k last time done in Fall 2022. Several differences were that prior time we contracted directly with pine straw company at \$6/bale, and used 800 bales. This time we had Superior do the subcontract. Superior's rate is \$7.50/bale and 1075 bales were installed. It was noted that the coverage is thicker this year compared to the prior year. The overall charge and amount to be installed was not confirmed in advance with Superior and will need to be for next year or next contract.
 - The trash collection invoice for Cedarfield Park was inadvertently sent to CSI by Hawthorne and paid by CSI. The amount is about \$12, but because this happened 6 times last year while with Hawthorne we want to make sure it does not continue. Bob has already notified Hawthorne of the error and we have asked Paige to request reimbursement from Hawthorne.

- **Action Items:**
 - CSI (Paige) will forward applicable MM options, confirm CD rate sheets and discuss with CSI accounting.
 - CSI (Paige) will look into cash balances after handoff from Hawthorne to CSI as balance is lower than expected
 - Board to decide on bank & allocation of \$ into CD's or MM's
 - CSI (Paige) to get reimbursement from Hawthorne for the 2024 Waste Connections invoice.

Committee Reports

Pool

- Re-strapped chairs & lounges have been returned from Re-Strap
- 2 new tables & umbrellas ordered for baby pool – pending delivery
- List of repairs to make pool compliant with opening in April of 2024 was originally \$3,100. The pool committee reviewed the items on the list and eliminated items totaling \$750 that do not need to be replaced.
- Motion by Bob C. to accept revised list proposed by SCM with \$2,500 limit. Seconded by John C and approved by all board present.
- Pool committee to meet w/ Swim Club Management and County Inspector when the inspection is scheduled, probably in late March / Early April.
- Action Items:
 - SCI (Paige) to coordinate w/ ATT to set up landline ASAP prior to inspection.
 - Pool committee to coordinate repairs prior to inspection – EARLY MARCH (note there may be an issue w/ drain replacement due to SCM not having SCUBA certification)
 - Pool Committee is working on a pool cleanup community day event.

Landscape

- Holly's @ Stratton Farm & Mcalwayne
 - Recommendation from landscape is to use Superior due to close price between Superior & Pike as well as Superior is our ongoing vendor and will see the area weekly.
 - Motion by Bob C to accept \$4,600 bid from Superior. Seconded by John C and approved by all board present.
- Cleanup of swale below pool
 - Motion by Bob C to accept \$2,250 bid from Superior. Seconded by John C and approved by all board present.
- Re-rip rapping 2 runoff area by pool area had been considered in 2023 but was tabled until a later date.
- Action Items:
 - Landscape to reinvestigate repair of runoff area and bring updated proposal to the board.

Rental

- No new rental items noted.
- Action Items:
 - Rental Committee to put up rental restriction signs @ entrance
 - SCI (Paige) to provide Rental committee w/ tracking info on leases & expiration to track violations of this policy.
 - Board to decide on fine amount for no lease/expired lease and fine/schedule hearings for violators.

Welcome

- No new property transactions were noted.
- Action Items:
 - SCI (Paige) Need to have access to a report so we can see any property transactions that take place.

Social

- Easter event – 3/23
- Action Items
 - Plan pool opening bbq & other engagement events

Architectural

- There are no active requests.
- New CSI app does not allow us to see prior or closed requests.
- Action Items:
 - CSI (Paige) to ensure Hawthorne open history is transferred int CSI and that closed history is either noted in app or a paper document provided.

Old Business

Lawsuit

- Both HOA and State Farm submitted paperwork & payments to Plaintiff before the deadline of the settlement.
- Action Items:
 - Plaintiff to return signed documents

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:
 - Awaiting response from Verizon.

New Business

Goals for 2024 were discussed.

- Some items continue from 2023, such as landscape improvements and homeowner engagement. Several ideas for homeowner engagement were brought up and will be discussed with the Social Committee and others, including:
 - Opening of pool party
 - Food truck night / ice cream social
 - Yard of the month
 - Community cleanup.
- Another suggestion for a goal was to develop a Community Vision Statement.
- A newsletter can be emailed by CSI if we want to use something like that for communication.
- Two other new business items were on the agenda and will be tabled tonight because of the length of the meeting already and to gather additional information before discussing them
- Action Items:
 - 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.
 - Board & CSI (Paige) to move forward with scheduling violation hearings.

Meeting adjourned at 8:15