

**Cedarfield II HOA Meeting Minutes
3/19/24**

Location: Swim Club Management

Meeting called to order at 6:37

Attendees:

Bob Creighton - President
John Carothers – Vice President
Richard Jackson - Treasurer
Jason Bacon - Secretary
Leslie Kepler – Rental Committee
Anna Warren – Pool Committee
Residents:
-Eve Smith

Approval of Prior Minutes:

February minutes approved by all board members.

Officer Reports

President

- Bob trimmed up area of holly by pool where youth were parking in evening and engaging in “adult activities” to provide a better view of the area for cameras at pool and to hopefully curtail this “activity”.
- Lights at Gaga Ball Pit aren’t working
- Action Items:
 - Bob to check on lights at Gaga Pit

Treasurer

- Operating Funds: CSI & Richard worked to establish CD’s for operating funds w/ mature date of 9/11/24. 35K, 35K and 30K all at a rate of 5.15%
- Trash collection invoices from Cedarfield Park are no longer appearing on our account. Board decided not to seek refund from Cedarfield Park for this cost.
- Bob & Richard confirmed that all funds have been transferred from Hawthorne to CSI and accounts are balanced.
- **Action Items:**
 - Richard and Paige to work on establishing Money Market for reserves

Committee Reports

Pool

- 2 new tables & umbrellas ordered for baby pool – pending delivery (anticipated end of march)
- Concrete pad has been power washed
- Board approved cost credit to diver work by SCM to drain pool & replace inlets

- Board approved cost proposed by pool committee to purchase 6 fans (black) to replace fans that had yellowed.
- Pool hours were revised (within budget) and will be posted
- Sale of outside memberships were discussed:
 - Outside memberships
 - 15 memberships aprox.
 - Thinking around \$500. Need to finalize
 - Market to those who bought last year first
 - Need to discuss marketing strategy to other HOA's
 - Cedarfield 1 - \$100
 - Cedarfield Park
 - Need to check that CP pool is not going to open. If so can sell to those people.
 - Agreed that cost to them should be no less than CP HOA dues to deter people from not paying dues
- Action Items:
 - SCI (Paige) to coordinate w/ ATT to set up landline ASAP prior to inspection.
 - Need to confirm phone # and proper address (8873) are used
 - SCI (Paige) - Pest control needs to be set up
 - SCI (Paige) – Get Pool Committee & board members 24/7/365 FOB access
 - Pool committee to coordinate repairs prior to inspection – EARLY MARCH.
 - Pool Committee is working on a pool cleanup community day event.
 - Pool committee to Market & sell pool memberships
 - Pool committee - Pool cover has been removed – need to look at it to assess repairs needed.
 - Pool Committee & Board – To discuss barricading of pool parking lot to reduce “adult activities” and “doughnuts” that will increase with better weather.
 - Pool Committee & Bob to update pool rules & mail out/get on website. Include note on checking your FOB prior to start of season.
 - Pool Committee & Bob to get new pool fob form on website

Landscape

- Holly's @ Stratton Farm & Mcalwayne
 - Holly's have been planted.
- Cleanup of swale below pool
 - Coordinated but not yet performed
- Re-rip rapping 2 runoff area by pool area had been considered in 2023 but was tabled until a later date.
- Action Items:
 - Jason to investigate pricing for 2 runoff areas

Rental

- Board approved fine of \$100/week for no lease/expired lease
- Action Items:
 - Rental Committee to work w/ SCI (Paige) to order & put up rental restriction signs @ entrance
 - SCI (Paige) to provide Rental committee w/ tracking info on leases & expiration to track violations of this policy.
 - 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

- This item was settled and closed (by receipt of signed documents accepting offer from plaintiff) on 4/16.

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.

Goals for 2024

- 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 in February 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:
 - Set up social & engagement items above.
 - 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.

New Business

No new business was discussed

Violations

- Board agreed to hold 1st Violation hearing at 6pm on April 16th prior to the HOA meeting.
- Richard and Jason met to review violations and develop a spreadsheet. See summary below:
 - There are no violations that carried over from Hawthorne to CSI.
 - After discussing with Bob there were only 2 critical violations in the Hawthorne era that still remain open and need resolution.
 - There are 2 properties that have significant past due dues/violation costs
 - John & Richard will draft a proposal to clarify priority for violations
- Action Items:
 - CSI (Page) & Bob coordinate hearings needed and send out hearing notice for April 16th @ 6pm to the
 - CSI (Drive through team) to site 2 properties mentioned above as critical violations during the April drive through to create a notice of violation record in the CSI system.
 - CSI (Page) to set up violations in the tracking system for homes not providing leases.
 - Richard to produce and distribute a violation report each month for review during the board meeting to discuss actions needed for the subsequent months violation hearings.

Meeting adjourned at 8:45