

**Cedarfield II HOA Meeting Minutes
4/16/24**

Location: Swim Club Management

Meeting called to order at 6:42 PM

Attendees:

Board Members

- President - Bob Creighton
- Vice President - John Carothers
- Treasurer - Richard Johnson
- Secretary - Jason Bacon
- Member at Large - Vacant

Landscape Committee -Dianne Giesecking

Pool Committee -Anna Warren

Rent Control – No Attendees

Welcome – No Attendees

Social – No Attendees

ARC – No Attendees

Rental Committee -No Attendees

Residents:

- Eve Smith
- Patrick Scanlon
- Jen Macisaa
- Susan Cothorn

Sentry Management

- Paige Johnson

Approval of Prior Minutes:

March minutes approved by all board members.

Officer Reports

President

- Lights at Gaga Ball Pit have been repaired

Treasurer

- Richard/Paige still working on money market for reserve funds
- Fans purchased (6) for pool area in March at cost of \$650.
- Aged receivables at about \$33k
 - Delinquent HOA dues are at about \$10K of HOA dues
- Richard submitted delinquency policy to board for review and it was adopted by board
- Action Items:
 - Richard and Paige to work on establishing Money Market for reserves
 - Sentry to begin to pursue delinquent dues as policy has been adopted.

- Paige to investigate accounts with delinquent dues and determine if any money is owed to Sentry from Hawthorne

Committee Reports

Pool

- ATT set up landline. Information was submitted by Page to SCM.
- New fans (6) were purchased and 3 have been installed.
- 2 new tables & umbrellas ordered for baby pool – pending delivery (anticipated April 19)
- SCM is in process of draining down pool and replacing drains. This is anticipated to be complete by 3/19 with inspection to be scheduled after.
- Sale of outside memberships were discussed:
 - Outside memberships
 - 15 memberships at \$400
 - Market to those who bought last year first
 - Cedarfield 1 - \$100
- Action Items:
 - 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
 - Sentry (Paige) – Get Pool Committee & board members 24/7/365 FOB access
 - Jason and pool committee to check FOB access
 - Sentry (Paige) to mail pool hours / Anna to coordinate w/ Ryan Dame to get hours on website and FB page & pool fob request form.
 - Pool Committee is working on a pool cleanup community day event.
 - Scheduled for 4/27
 - Sentry (Paige) to set up a window of time from 1:00 to 4:00 for people to check fobs this cleanup day
 - Pool committee & Sentry to Market & sell pool memberships
 - Pool committee - Pool cover has been removed
 - SCM (Caleb) said he will get pricing to repair
 - Pool Committee & Board – To discuss barricading of pool parking lot to reduce “adult activities” and “doughnuts” that will increase with better weather.
 - Pool Committee to meet w/ Caleb & Guards on 5/14 @ 5:30 p.m. to go over problems from last season and orient.
 - Pool Committee asked board to fund Adirondack chairs in the future.
 - Board will look at \$ later in the season.

Landscape

- Re-rip rapping 2 runoff areas by pool parking lot 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

- No updates
- Action Items:
 - Rental Committee to work w/ Sentry (Paige) to order & put up rental restriction signs @ entrances and other locations
 - Paige needs verbiage for signs. (Bob forwarded it after the meeting).
 - Sentry (Paige) to provide update on entering leases into the system and send violations to landlords that have not provided a lease.

Welcome

- Tabled
- Action Items:
 - Sentry (Paige) Need to have access to a report so we can see any property transactions that take place.

Social

- No updates
- Action Items
 - Plan pool opening bbq & other engagement events
 - Memorial Day Party idea moved to an “end of school” party idea to be held in June.

Architectural

- Tabled
- Action Items:
 - CSI (Paige) to ensure Hawthorne open history is transferred into CSI and that closed history is either noted in app or a paper document provided.

Old Business

Violations

- Nuisance Complaints
 - John discussed nuisance complaint policy
- Action Items
 - Sentry (Paige) to investigate timeframe in Cedarfield HOA documents and confirm timeframe for action.
 - 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.

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) in addition to the email that she sent in February which gave a broad overview of the system
- Ensure violation and rental tabs are up to date with information from Hawthorne.

New Business

Board Membership

- Jason brought up the idea of board participation to the community members who showed up to tonight's meeting.
- John suggested a candidate and will investigate further
- Action Items:
 - Jason to make a posting on FB about vacancy and meeting attendance

Use of C2 Emails

- Action Item
 - Board (Bob) to coordinate access to emails for all board positions and set up pool email w/ Ryan.

Violation Hearings

- Board held violation hearing at 6pm on April 16th prior to the HOA meeting to cover violations noted between January & March 2024.
- Action Items:
 - Sentry (Page) & Bob coordinate hearings needed and send out hearing notice for May violations
 - Sentry (Drive through team) to site 2 properties mentioned in meeting as critical violations during the April drive through to create a notice of violation record in the Sentry system.
 - Sentry (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 month's violation hearings.
 - Sentry (Paige / Erin) to review Cedarfield violation checklist and discuss implementing this checklist.

Meeting adjourned at 8:24