

## **Cedarfield II HOA Meeting Minutes**

**5/21/24**

**Location: C2 Pool**

Meeting called to order at 6:33 PM

### **Attendees:**

Board Members

President - Bob Creighton

Vice President - John Carothers

Treasurer - Richard Johnson

Secretary - Jason Bacon

Member at Large – Vacant

Landscape Committee – No Attendees

Pool Committee -No Attendees – report from Anna via email

Rent Control – No Attendees

Welcome – No Attendees

Social – No Attendees

ARC – No Attendees

Rental Committee -No Attendees

Residents:

-Eve Smith

-Robert Ryndfleisz

-Zabrina Grillo

-Alexis Pinero

Sentry Management

-No Attendees

### **Approval of Prior Minutes:**

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

### **Officer Reports**

#### **President**

- 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
- Land across McIlwaine that is owned by Lake Norman Charter Schools has been surveyed. No plans have been submitted to the Town so we don't know what is the intended use.

#### **Treasurer**

- Richard/Paige established money market for reserve funds on 4/18

- HOA budget- \$265,675 Budget vs. \$261,920 collected to date. (-\$3775 deficit)
- Pool committee has exceeded goal for outside membership sales. \$5,050 budgeted. \$5,300 sold.
  - There are still some people who want memberships and board has agreed to continue sales.
- Aged receivables at about \$27,094k
  - Delinquent HOA dues have decreased since last month
  - Board to address those with \$710 in delinquent dues (essentially non payment) with Sentry.
- Action Items:
  - Board to pursue delinquent accounts
    - Jason to call delinquent accounts prior to sending accounts to Sentry for collections. The purpose of the calls is not to collect, but to confirm that the owner is aware of the status of their account and that the next step will be to file a lien.
  - Paige to investigate accounts with delinquent dues and determine if any money is owed to Sentry from Hawthorne

## **Committee Reports**

### **Pool**

- New fans (6) were purchased and all (6) have been installed. Thank you to Jason and Bob for spending 4-5 hours over several days to do this!
- 2 new tables & umbrellas ordered for baby pool – these have been delivered and are in place.
- SCM has replaced the pool drains.
- Baby pool pump has gone bad. SCM is in process of replacing. It may not be ready in time for pool opening Memorial Day Weekend.
- Sale of outside memberships is ongoing and currently above budget.
- Adirondak chairs were requested by pool committee. Board approved \$700 for purchase of chairs.
- John is building new boxes to cover exposed conduit in pool area.
- Pool Committee met w/ Caleb & Guards on 5/14 to go over problems from last season and orient.
- Plexiglas @ baby pool replaced. Thanks again to Jason!
- 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
    - Paige will ask Arrow Exterminating for a quote
  - 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.

- Bob to put something out on FB and send Email through Sentry about having a discussion on this at the June HOA meeting.
- Jason to look into quotes w/ Paige for barricading area.
  - Ideas:
    - Partially barricade area
    - Sign(s) saying “Area Under Surveillance”
- Pool Committee to purchase Adirondak chairs

### **Landscape**

- New flowers are in and new hollies are doing well.
- Re-ripping 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**

- Paige has sent violations to all owners w/o a current 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**

- Bob found a report in AppFolio that tracks new home purchases and sent report to Catherine Murphy
- Action Items:
  - Catherine to send out welcome plants to new residents

### **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**

- A few (under 5) ARC forms have been submitted. More info is needed.
- 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**

### **Violations**

- Sentry (Paige) investigated timeframe in Cedarfield HOA documents.
  - Documents are silent on timeframe.
  - State law requires 10 days between notices.
- Nuisance Complaints
  - Atty has reviewed draft policy.
  - Robert brought up that Mecklenburg County has established guidelines for nuisances and will forward to board for additional discussion w/ Attys.
- Action Items
  - Board to consult additional legal council regarding nuisance policy.
  - 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.
  - Bob to revise violation list and send to Erin

### **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 Dames contact. Board Members to contact Ryan and set up/use emails.

## **New 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.
- Susan Cothorn selected by the board as Member at Large to complete the term ending in January 2026 (that was originally held by Perry Brittain).

### **Violation Hearings**

- No violation hearings held this month.
- 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.

In the Board-only session the Board discussed actions for specific past due accounts and violations from February and March that are still unresolved.

Meeting adjourned at 8:24