

## **Cedarfield II HOA Meeting Minutes 08/20/2024**

### **Draft**

**Location: Teams Meeting: Via Zoom**

Meeting called to order at 6:31 PM

### **Attendees:**

#### Board Members

President - Bob Creighton

Vice President - John Carothers

Treasurer - Richard Jackson

Secretary - Excused

Member at Large – Susan Cothorn

Landscape Committee – No Attendees

Pool Committee – No Attendees

Social – No Attendees

ARC – Represented by 2 Board members: Bob and John

Rental Committee -

Residents: Robert Ryndfleisz

Sentry Management: Not Attending

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

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

### **Officer Reports**

#### **President**

- Reminder of our upcoming requirement in 2025 that all Board members register in accordance with the Financial Crimes Reporting Act, Bob provided additional information about how to obtain an ID number to fulfill our registration requirements

#### **Treasurer**

- Income is \$272K collected to date which is on target with the Budget.
- Pool expense is \$80,770 to date. After reviewing current and anticipated expenses we expect to end the year within our 2024 budget of \$89K.
- Water and Sewer expenses have been much higher than normal this month. (a 64% difference) Richard will contact Charlotte Mecklenburg Water to make sure we don't have any hidden issues\*
  - \*Note there appear to be no hidden issues and September bill is expected to be normal.
- We have received billing from SCM for some unexpected expenses for water/Sewer for the Pool. Bob and Richard will follow up and reconcile this item with our contract.
- Three CD's for the operating account will mature on September 11, 2024. The total value is approximately \$100K. Bob and Richard will review the budget to make a recommendation about how much of these matured CDs to reinvest and how much to retain in cash to cover the budget for the remainder of the year. They anticipate moving \$40K to the operating account and reinvesting \$60K in two more CDs.

- We have received approximately \$1100 in billing for events related to the Swim Team and other groups. Bob identified the invoices in question (4). He received a payment of \$75 from one of them and have asked Paige to notify the other 3 (\$315, \$105, \$70) and put a charge on their account.
- Action Items:
  - Board – Act on recommendation regarding allocation of Matured CDs
  - Richard will contact Charlotte Mecklenburg Water.

## **Committee Reports**

### **Pool**

- Thank You gifts for the Lifeguards have been secured
- A contract proposal for 2025 from Swim Club management arrived shortly before our meeting. Surprisingly the quoted price of the contract is \$65K, exactly the same as 2024.
- The contracted deadline for acceptance or notification of non renewal with SCM is fast approaching and there has not been much time to review. Bob and Anna will seek additional proposals and will make a recommendation to the Board. We will need to decide whether to renew our contract with SCM before the next meeting.
- We have Bids for Parking lot “No Trespassing” signs of \$62.00 per sign. John will look at the Parking lot and make recommendations to the Board about the need for additional signs.
- We received a bill for 250 additional hours from Swim Club management which had not been in our contract. This was due to increased hours to keep the pool open. After calculating the actual additional hours they came to about 24 hours. SCM reviewed the dispute and decided to withdraw the billing.
- Action Items:
  - Secure additional contract proposals for Pool Management (Bob and Anna)
  - Recommendations on renewal of the management contract (Bob and Anna)
  - Recommendation about “Trespassing” Signs (John)

### **Landscape**

- We have \$50 gift cards for the 2 families who supplied water for our new community plantings
- We are well satisfied with Superior Landscapes, our landscape contractor. They have gone above and beyond expectations with every request
- We are seeking a new contract proposal for next year from Superior.
- We have ordered flowers for fall community plantings

### **Welcome**

- Many thanks to Board member Susan Cothern who has taken over leadership of the Welcome Committee
- We will be supplying locally made wreaths as welcome wreaths as welcome gifts for new families.
- Susan reported on visits with several new families in the last month.

### **Social**

No report

## **Architectural**

- There has been a flurry of ARC requests in the past couple of months.
- We have heard one report of some confusion about how ARC requests are submitted. For some time, all requests have been via the Community Management portal. We will review our website to ensure that info about ARC requests is accurate and up to date.

## **Old Business**

- Bob shared the results of a poll of Board members on ranked priorities for citation of violations in our monthly inspections. Those results are, according to rank:
  1. Obvious signs of disrepair on siding, doors, windows or shingles (broken, torn, rotten)
  2. Debris on roof, in rain gutters, or in yard (fallen leaves / branches not removed)
  3. Unkempt or overgrown lawn & landscaping (weeds in flower beds, , bare soil, blocking sidewalks, dead plants)
  4. Mold, mildew or algae on walls, doors or windows.
  5. Personal property stored in plain sight
  6. Vehicles parked on grassTrailers (any kind, on driveway or yard)  
Extensive cracks or broken concrete on driveways  
Broken or disabled mailboxes  
Property changes made without ARC approval  
Trash bins at street (outside M-T-W window)  
Seasonal decorations left up > 30 days later  
Dirt or stains on driveways 10.2

Bob will share this list with CSI.

- We have had several conversations about how to remedy the nuisance complaints about the late-night use of the Pool Parking area. Cars come into the lot late at night and make loud noises by spinning tires etc. There are other signs of less than wholesome-family centered activity. We had proposed closing off the lot after the pool season ends and had given the community an opportunity to respond to that proposal. We received about 30 responses, mostly negative. We have looked at several other options for controlling after hours access to the lot from cameras that can monitor license plates, to moveable bollards. All of these options come with significant expense. We decided to table discussion of this issue for the time being

## **New Business**

- Bob proposed that we consider transferring some money from our operating funds to our designated and general reserves.

Rationale: Following our Reserve Study this past year we are aware that we are facing some significant maintenance expenses in the near term. We can expect to spend more than \$300 K on repair, replacement maintenance in the next few years. In order to prepare for scheduled maintenance and landscaping needs we should grow our reserve funding for these items. We ended last year with about \$100 K in the bank. This is about \$60K that we needed to fund operations

(when added to income in the new year) We agreed to make a decision by the end of this year about whether and how to move surplus operating funds into reserves, so that we can hopefully be prepared for the expenses that we will incur as we need to re-line the pool, repair or replace the deck and mechanical components etc. Having the funds on hand, to cover these items is particularly important since we are prohibited from borrowing money.

The meeting adjourned at 8:25 PM.