

Cedarfield II HOA Meeting Minutes

9/17/24

Location: Teams Meeting

Meeting called to order at 6:34 PM

Attendees:

Board Members

- President - Bob Creighton
- Vice President - John Carothers
- Treasurer - Richard Jackson
- Secretary - Jason Bacon
- Member at Large – Susan Cothorn

Landscape Committee – No Attendees

Pool Committee – No Attendees

Rent Control – No Attendees

Welcome – No Attendees

Social – No Attendees

ARC – No Attendees

Rental Committee -No Attendees

Residents:

-No Attendees

Sentry Management

-No Attendees

Approval of Prior Minutes:

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

Officer Reports

President

- No new items to discuss.

Treasurer

- 2025 budget was discussed and approved by unanimous decision of board.

Committee Reports

Pool

- Pool has closed for season.
 - SCM has stacked chairs and returned cover.
 - Pool is currently uncovered.
- Jason is working w/ Aquatech to assess cover repair
- Quality Air contract (bi annual maintenance) has been processed by Sentry.
- Reviewed pool contracts:
 - SCM end date is 9/30/24

- Aquatec doesn't have a start date
- Board agreed to go with Aquatech for the 3 year term for a price of \$64,950 for 2025 and noted increases in contract (3% each subsequent year)
- Aquatech will close pool in 2024 per email between Bob & Jeff Frey 9/13/24 @ 2:13pm

Landscape

- Re-rip rapping 2 runoff area by pool area had been considered in 2023 but was tabled until a later date. Superior provided quote and board approved of \$3,00 to repair this area at this meeting. Rock quoted in this proposal is of adequate size. This is non budgeted and will come out of reserves.

Rental

- Sentry is currently fining rental properties without a lease.

Welcome

- No updates
- Action Items:
 - Paige to send "Move in / Move out" report to social committee

Social

- No updates

Architectural

- No updates

Old 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.

Goals for 2024

- This item tabled for future discussion.
- Meeting adjourned at 9:10