

## **Cedarfield II HOA Meeting Minutes**

**11/19/24**

**Location: Zoom Meeting**

Meeting called to order at 6:35 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:

-Christie Fisher

Sentry Management

-No Attendees

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

September and October are pending submission for board review

### **Officer Reports**

#### **President**

- Made note that CSI sent out 2025 budget and Bob followed up w/ an email to all residents.
- Discussed new park being built on Macilwayne
  - Vivian Moore is Cedarfield representative and attending meetings
- Christmas decorations – need to round up people to put out. Bob will make a post on FB

#### **Treasurer**

- 47K cash + 2 – 30K CD's in available funds
- Ran around 20K expenses for last month so should be good to move some cash into reserves.

### **Committee Reports**

#### **Pool**

- Pool has closed for season.
  - Aquatec closed pool

- Pool cover damage was repaired by Bob & Jason w/ tape. May want to look at replacing this once cover comes off pool at start of next season.
- Discussed repair estimates from Aquatec
  - Pump Motor - \$1,450
  - Flow Meter for Main Pool - \$336.49
  - Electrical Check - \$1,000
  - PM Package - \$495
  - Signs – To be decided. Need to look at this to determine
  - Restraping – 6 chairs needed to be restrapped - \$490
  - Eyewash refill - \$225
  - Vacuum Pole - \$175
  - Leaf Net - \$65
  - Rescue Tubes (2) - \$170 Total
  - Shepard Hook Pole - \$175
  - \$4,581.49 total – motion passed by unanimous vote
- Quality Air contract (bi annual maintenance) has been processed by Sentry.
  - Bob to coordinate winter visit.
- Jason to provide updated pool “to do” list
- Sentry needs to repair swingset
- ATT needs to reset internet

### **Landscape**

- Winter flowers are in. Bushes are being trimmed.
- Marks on crepe myrtle trees on River Willow -we expect duke power may be trimming these
- Re-ripping 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 \$3,000 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.
  - Jason has been trying to contact Superior to schedule this for several months and they have not responded. He will continue to make efforts in hope that this work can be scheduled in Dec - January

### **Rental**

- Signs for rental restrictions have been received. Need to discuss hanging these.

### **Welcome**

- Update website to include Susan Cothorn as welcome chair
- Susan gave out 1 plant to new resident on Henderson Hill

### **Social**

- Kara Dame has set up an ice skating event. Signs are up and FB post is made
- Year end / holiday party is being planned by C1

## **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.

### **Violations**

- Board continues to work with Sentry to obtain a report of violation status and fines assessed.
  - Bob will be going into Sentry in December to meet about this.
- Violation hearings
  - Next hearings are scheduled for 11/25 @ 1600.

### **Letter on After Hours Pool Access / Closing off Pool Parking Lot Access**

- Response was received from community and at meeting onsite on 6/29. Responses were under 50 total and board feels that we need to look into this more before making a decision.
- This continues to be a problem. Board to look into solutions.

### **Pickleball court**

- Effort scrapped because of resistance to courts by C Park members.

### **Goals for 2024**

- This item tabled for future discussion.

### **Corporate Transparency**

- All of the board members except for Jason have completed this.

## **New Business**

- Vandalism of Lights was discussed. Paige is looking into this issue and the possible charges assessed. Formed ad hoc committee to study this further.

Meeting adjourned at 8:24