

Cedarfield II HOA Meeting Minutes

12/17/24

Location: Teams Meeting

Meeting called to order at 6:32 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:

September, October November are pending submission for board review

Officer Reports

President

- No critical new business to be discussed other than vandalism of lights which will be discussed in old business.

Treasurer

- Discussed moving funds from operating account into reserve account. As yearend approaches we have sufficient funds in the operating account to cover anticipated operating expenses, and we will start receiving funds for 2025. Moved, seconded and passed to transfer \$60,000 out of operating funds into restricted funds to allow those to build and to grow toward the needed reserves.
- Discussed investigating CD's for better return on reserve account. The current bank requires that \$25,000 be held in a low-interest bearing account and we would like to get a better return on this \$25,000. Funds more than that \$25,000 are held in CDs to earn more interest.

Committee Reports

Pool

- Aquatech is in process of making repairs that were approved in November.

- Quality Air came on 12/11 and performed winter inspection of AC
- Repairs to the swing set were discussed as still not being completed with correct hardware
- ATT reset internet and that service is back up and running. Security camera reset is next step which Bob will arrange with Carolina Security this week.

Landscape

- No update

Rental

- Need to install signs for rental restrictions. John and Bob will take this on.

Welcome

- No update

Social

- No update

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 board.

Violations

- Bob met with Sentry to discuss violations and has worked to create a process to analyze the information downloaded from Sentry. A sample was emailed to board members along with written instructions for how to download and process the data.

Corporate Transparency

- The need for C2 board to file this paperwork with Sentry is currently on hold as there is national litigation over the issue. Sentry continues to provide board with updates and will advise if it must be filed.

New Business

- Vandalism of lights was discussed at length. Power company has stated that there will be a cost to replace lights going forward. Local police have been contacted about the issue and patrols in area have been increased. Board has asked power company to hold off on repairs until board can investigate options for installing video surveillance.

Meeting adjourned at 8:40