**CII Board of Directors Homeowners Association Meeting Minutes, August 8, 2012**

Attending: President: Emily Biggs; Vice President: Kevin LaValley; Members-at-Large: William Carter, Gary Wilt; Secretary-Treasurer: Ray Kudlak; copy to: Liz Callis; copy to Greg DeBruhl, C1 Vice-President; copy to: Barrie Rojahn, Hawthorne Mgmt.

The meeting was called to order at 7:03 PM and the previous Minutes were adopted. Adjourned at 9:18.

Treasurer’s report – The Hawthorne Management financial report for July was reviewed. The expenditures to date are in line with income. We continue to build our funded General Reserve to prepare for coming major expenses such as a new pool cover and new playground equipment. Pre-lien letters and past due letters were authorized to be sent to several homeowners.

New Business – Greg DeBruhl represented a company that would be capable and licensed to install rain sensing gauges at each of our Public Area Sprinkler Systems to prevent watering during rain conditions. This will be revisited at a future meeting and may be included in the 2013 budget.

A unanimous vote finalized the proposal at the July Board meeting to **increase** the **Pool Charge for Cedarfield 1 residents** to a **new charge** of **$100 per season per household, effective for 2013,** this being necessary after many seasons at a financial loss to the Cedarfield II community.

**A new Pool Cover will be ordered and installed in September at a cost of $8500.00. Repairs will also need to be made to the striping on the Pool bottom to resolve lifting from the surface. We will check our warranty for coverage of this item prior to proceeding.**

Old Business – The requirement that all **C1 members’ guests** be required to contribute **$15.00 each per guest** **for all Pool Party functions serving food and beverages** will be enforced for the 2013 Pool season. The collection of those fees is to be administered by the Pool Guards without exception. As was stated in July and published in the C2 meeting minutes and in the Cedarfield Sun, this fee is necessary to offset the actual cost of catering not funded but expensed by the dues paid by Cedarfield 2 residents.

Pool Committee – Pool Tags are issued to homeowners for the duration of their residence in Cedarfield II. **DO NOT DISCARD YOUR POOL** TAG AS THESE ARE USED YEAR TO YEAR AND ARE SIMPLY REACTIVATED WHEN YOUR HOMEOWNER DUES ARE PAID EACH YEAR. LOSS OF A TAG WILL REQUIRE YOU TO PURCHASE A NEW TAG WHICH YOU CAN AVOID. NOTE: **A POSTCARD WILL BE MAILED** TO ALL C2 RESIDENTS WITH THE MESSAGE TO SAVE THE POOL FOB AS IT IS USED YEAR TO YEAR AND SHOULD NOT BE DISCARDED OR DAMAGED. YOU WILL HAVE TO PURCHASE A REPLACEMENT FOB IF YOU DO NOT SAVE YOUR CURRENT FOB FOR NEXT SEASON. A SIGN WILL ALSO BE DISPLAYED AT THE POOL.

Low-flow showerheads for the Pool house will be included in the 2013 Budget as will investigation into Fans for the Guard room instead of the current A/C unit which is ineffective with the doors open.

Landscape Committee – A new **Landscape Contract** was approved by vote effective September 9, 2012. A plan will be submitted for each C2 entrance and other Public Areas to determine how much funding should be allocated to shrubbery and flowers for each entrance in 2013. **Dog waste disposal stations** will be added to the new contract. **The new Contractor is LCI Lawn and Landscape.**

Architectural Committee – The **new volunteer members** for the ARC committee are doing a **great job!** Their involvement has resulted in many improvements being made by homeowners to their properties. Social Committee –Our new Chairpersons are **Kevin and Jennifer Wolfe**. A **total budget for the year 2012** was communicated to them. Contact them at: **(**[**prnwolfe2@gmail.com**](mailto:prnwolfe2@gmail.com)**)** with your comments andwith suggestions for events that would benefit our community – better yet, volunteer your help!

**COMMITTEE POSITIONS OPEN** – Volunteers are needed for Landscape, Social, Pool and Architectural.

**The Next Meeting will be held at** **7:00 PM,** **Tuesday, September 11 at the home**

**of our President, Emily Biggs, 12324 Henderson Hill.**