**CII Homeowners Association Board Meeting Minutes, November 11, 2015**

Attending: Kevin LaValley; Suzanne Russell; Joanne Wheeler; Ray Kudlak. Copies to: Michael Rumble; Jennifer Wolfe; Catherine Greenberg, Cedarfield Sun; Dana Ryan, Mgr., Hawthorne Mgt.

The meeting was called to order at 7:05 PM and the previous Minutes were reviewed and adopted.

President’s Report – **Kevin** **LaValley** announced that **Board Secretary Ray Kudlak** will be leaving the Board at the end of 2015. Ray has been with the C2 Board for the past 7 year’s and has fulfilled the role of Secretary / Treasurer for past and current Boards. We wish him and his family well and hope they will find relocation to be with their extended family a positive move.

 You can personally greet Kevin and Ray at the **Annual Meeting, January 11, 2016.**

Financial Report

Funding for future expenses was evaluated at this meeting and it was determined that **we will be able to continue our 2016 Annual Dues at the present rate of $80.00 per month for 5 month’s.**

Treasurer’s report

The Current 2015 and Proposed 2016 Budget reports were reviewed at this meeting. The Board recommended minor changes to the allocations and intends to approve the final 2016 Budget proposal. NO change to Annual Dues will be made for 2016.

Committeereports

Pool, Playground and Parking Lot –Quoteswere received for the repairs scheduled for the Pool House Pump Room to replace damaged drywall sections, ceiling and paint. // Further purchases will be made this year to replace broken lounge chairs and tables around the Pool and Pavilion. // In addition, the Playground Equipment will be restored. // The Underwater Light in the far end of the Pool will be replaced with long-lasting LED Lights. // Security lighting and motion detectors will be installed for the Parking Lot and Playground to prevent vandalism and the current Pole Lights will be augmented by a bright “Wall Pack” system to further light the area next to the Pool House. // New Pool House area Christmas LED Lights have been approved for purchase. // Outdoor Fountain leak will be repaired.

Social Committee – The Installation of the ***Christmas Lighting*** has been scheduled; Hot Chocolate will be served to all who take part in this event. **// *Luminaries*** have been ordered, cost is subsidized by C1 and C2 social and will be available at a cost of $8 per dozen. // **A** ***Santa event*** is being planned for early December as the Singing Santa will not be available this year.

Landscape Committee – Five Big Stumps are to be removed by Stump Grinders.

ARC Committee – Several **Late Dues Payments, Fees and ARC Violations** were reviewed and action taken to contact homeowners prior to any legal actions.

Website – The **Cedarfield 2 Website** ( CedarfieldII.com ) is operational. Instructions are provided via the Facebook Cedarfield Site or contact HMC for sign-on details. // Homeowners can also visit the HMC website to obtain CC&R’s.

Cedarfield Sun - **Catherine Greenberg** produces the **Cedarfield Sun**. She welcomes suggestions for announcements, articles and leads for new advertisers. Contact her at (suneditor2013@gmail.com)

Meeting was adjourned at 7:49 PM.

 The **Annual Meeting** will be held at **7:00 PM** on **Monday**, **January 11, 2016**

 **at Lake Forest Church, Assembly Room, 8519 Gilead Road, Huntersville**