CII Board Meeting Minutes of October 14, 2009

Attending: Dwayne Green, Bob Pearson, Kim Lever-Green, Ray Kudlak; Barrie Cameron, Hawthorne management. Guests: Kathy Vey, Sharks Swim Team; CSC Management, Brian Sheehan, Rich Lowe.

The meeting was called to order at 7:00 PM and the previous Minutes were adopted.

Treasurer’s report – A proposed Budget for 2010 was presented by **Barrie Cameron** and discussed. Revisions were made and approval will be given by the Directors. The CD investment has been reinvested. There are currently 8 properties having liens placed for collection of past dues and fines. One property is in foreclosure.

Old Business – **Kathy Vey** reported the proposed Swim Team Budget for 2010 to the Board. This group activity is effective in exposing non-residents to the Cedarfield II community, including the Pool and other amenities that attract new residents.

**Brian Sheehan** presented the documentation for this past years’ Pool Repairs. The major expenses included new Pump Room and Piping, Pool Drain Covers, Pool Cover Tie Downs and the new Baby Pool Cover. All in all, the contract has been providing satisfactory results for CII.

Architectural Committee – Letters have been sent to remind homeowners regarding trash cans left out on street or on lawns, overgrown hedges, trailers parked in driveways and, an incident involving a Boat for Sale.

Pool Committee – The Pool is now closed and work will start soon cleaning, pressure washing and painting the bathrooms. Also, repairs will be addressed for the Pool Deck and the Pool House, Guard Chair, Deck Chairs, Pool Cover Anchors, Drain Strips and correcting the damaged cabinet doors, damaged water fountain and leaking sink in the guard room.

Social Committee – **Halloween Party** scheduled for October 31, Saturday, is being planned by **Liz Callis**. Events will include a **Hay Ride and Petting Zoo!** Volunteers are needed and can contact **Kim L. Green** for more details.

Landscape Committee – The Board approved placing two Trash Cans in the Parking Lot to encourage disposal of trash now discarded on the pavement or grass. The Board has received several compliments on the fall decorations at neighborhood entryways and the Board is pleased with the work of the new contractor.

Building Committee – The Community Room will remain on the agenda for initiation next year if expenses remain low and the proposed 2010 budget will allow building plans to proceed.

New Business – REMINDER – **Energy United** has now begun to clear vegetation and removal of hedges and other landscaping from their Power Distribution Box easements.

Vandalism – We need to have evidences of vandalism reported to the Cedarfield Board and to the Huntersville police department when it occurs. Our increasing expense for damages caused by vandalism is a drain on the Annual Budget. The neighborhood is your community and it should be respected. Thank you for your increased awareness and involvement because we need to eliminate the destruction to property as those funds are needed for other works.

**Change to Dues for 2010** – The Board vote in September to raise the 2010 dues $5.00 per month. The community has historically done a good job to curb expenses, however, our costs to maintain the community continue to rise. This change enables us to maintain and improve the quality of the public amenities now and in the future. The dues total for 2010 will be $375.00 annually. Dues have not changed since 1995 even as costs have risen and buildings and equipment have begun to need repairs and replacement.

The meeting was adjourned at 8:30 PM.

**NOTE:** The next meeting will be held at 7:00 PM, **November 18** at 12810 Angel Oak. Dr.