**CII Board of Directors Homeowners Association Meeting Minutes, September 11, 2013**

Attending: President: Emily Biggs; Vice President: Kevin LaValley; Members-at-Large: Michael Rumble; Joanne Wheeler; Secretary-Treasurer: Ray Kudlak; Guest: Todd Wheeler; copies to: Member-at-Large: Gary Wilt; Hawthorne Mgmt: Barrie Rojahn; Cedarfield Sun: Catherine Greenberg.

The meeting was called to order at 7:07 PM and the previous Minutes were adopted.

Treasurer’s report – This meeting focused mainly on the establishment of the 2014 Trial Budget. The Hawthorne Management financial report for August and several 2014 Budget proposals were reviewed and discussed. Barrie Rojahn presented a P&L History for the years 2009 through 2013 YTD so the Board could see the trend of income and expenditures. Legal expenses are significantly lower for YTD 2013 while Pool and Electrical expenses have risen.

Barrie also presented a review of Capital Expenditures for the years 2009 through 2013 which showed significant outlays for the Parking Lot re-sealing, Playground Repairs, Pool and Deck renovation, Pool Cover replacement, Pump Room equipment replacement and installation of the key fob Pool Gate system. Lesser expenses included Pool House upgrades and Water Cooler.

We are addressing our need to fund future projects and develop amenities for the enjoyment of the CII families. Our 2014 Budget will be presented after the October meeting.

Old Business –The Cedarfield Sun newsletter is now being managed by **Catherine Greenberg**. To submit articles, ads or other listings, contact her at: ([**suneditor2013@gmail.com**](mailto:suneditor2013@gmail.com))

Pool Committee – Reminder: Pool Entry Fobsare permanent and will be used annually – therefore, **DO NOT** discard your Pool Entry Key Fob at the end of pool season!

Landscape Committee – Pine needles were installed and new flowers installed at street entrances. LCI Lawn and Landscaping presented a quote for the replacement of Irrigation Control Timers and Water Rotors for Stratton Farm and Moonshadow.

Architectural Committee – The 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 – The Halloween Date for the 3 communities was discussed and the date will appear on the **C2 website** ([**http://cedarfield2.com**](http://cedarfield2.com)) **Jennifer Wolfe** presented a recap of the 2013 Social Events and a proposal for the 2014 scheduled events to be included in the budget. You can contact Jennifer at: **(**[**prnwolfe2@gmail.com**](mailto:prnwolfe2@gmail.com)**)** with your comments and suggestions.

New Business – The purpose of the final part of the meeting was to add to a continuous **“wish list”** of items or issues needing attention and funding in the year’s ahead. One such issue is the replacement of the Pool Drains with new drains certified to meet the current VGB mandates. Also scheduled is the replacement of broken Tables and Chairs on the Pool Deck and Umbrellas where needed.

The meeting was adjourned at 9:10 PM

**The Next Board Meeting will be held on Wednesday, October 9, 2013** at **7:00 PM**

**LOCATION TO BE DETERMINED – SEE THE WEBSITE**