

Cedar Pointe HOA Meeting Agenda November 25, 2019

Call to order. Time:7:10 pm

Directors present: Cliff, Terry, Ginny, Phylis, Ellen

Directors absent: Scott, Cindy

Quorum: yes no

Homeowner comments/questions; 5 minutes each.

Question about bathroom vents – are they vented to attic or outside the building? What is the current code?

Status by committee:

Finance

- Monthly report for November; discussion.
- Where do we stand vs annual budget for Jan thru November?
- Arrears, collection status

ARC

- Report from the committee; any issues outstanding?

Building Maintenance

- 16.5K budgeted in 2020 for breezeway decking repair and staining for 500, 700, 900 as needed
- Fire suppression system inspection and repairs status. BFPE owes us a report and estimate for sprinkler head repairs and replacements. Cost is the responsibility of homeowners. Do we pay BFPE then recover the cost from each homeowner?
- Vinyl siding for 500 and 700 scheduled for 2022
- Drain pipe clogs in 700, likely caused ny grease!

Grounds Maintenance (and landscaping)

- Landscaping - Terry to discuss new contractor TSI
- Path between 600 building and front retaining wall needs some work; does board support maintaining this path?
- \$10K allocated in 2020 for improvements to bank behind 100 and 300
- \$15K allocated for sidewalk repairs for 2020
- Garden club report - Victoria
- Retaining wall replacement scheduled for 2021 and 2023
- Lighting issues; anyone have a concern?

Communications and Security

- Cedar Pointe website is at cedarpointecondos.net
- Bulletin boards - Ginny has volunteered to keep them current - thanks!

Trash and Recycling

- \$30K allocated in 2020 to build two new dumpster corrals . One will be located in the lot south of bldg 900 and the other in the upper lot west of building 300. We plan on adding a roof to and painting the enclosure near 600. We will then get wheeled bins from the town of Cary for recycling and keep them in the garage near 100/300 and the enclosure near 600.
- Dumping in our enclosures continues

Miscellaneous

- Rental properties: we currently have 29 off-site addresses for condo owners in the Cinc system. This indicates the units are second homes or rentals. We have at least one Air B&B condo. There are problems with renters that need to be addressed. Let's have an open discussion, then brainstorm solutions.
- **Live music in the Edgehill Farm Clubhouse** - next concert Feb 1, 2020, 7:30 pm.