

Cedar Pointe HOA Meeting Agenda

January 27, 2020

Call to order. Time: 7:00 pm

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

Directors absent: Scott, Cindy

Quorum: yes no

Homeowner comments/questions; 5 minutes each.

Question about dryer vent cleaning. We discussed the boards decision to clean and inspect all 96 vents this year. One time only. Not scheduled yet. Vendor is Smoke Alert.

Status by committee:

Finance

- Monthly report for December; discussion.
- Where do we stand, actual vs annual budget for 2019? it appears we went over budget, but there are instances of accounting errors between annual budget vs reserves. Phylis and Cliff to resolve with Elite mgmt this week.
- Arrears, collection status; pretty good shape, we do have a small number in collection.

ARC and violations

- Report from the committee; any issues outstanding? NONE
- Gas heater observed on level on of building 900; problem? Cliff is waiting for callback from Cary FD.

Building Maintenance

- 16.5K budgeted in 2020 for breezeway decking repair and staining for 500, 700, 900 as needed. Ellen volunteered to review and summarize work needed.
- Fire suppression system inspection and repairs status. Danielle is working on this issue. Status? Re-inspection needed for 500, 700 and 900.
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Grounds Maintenance (and landscaping)

- **Tree work scheduled for Feb 7 & 10.** \$7.4K estimate from Allen Tree Experts.
- Landscaping - Terry to discuss TSI
- \$10K allocated this year for improvements to landscaping behind 100, 300, and entrance bank, also by 600 after tree removal.
- \$15K allocated for sidewalk repairs for 2020. Spring time frame, once the temperature is above 40 degrees. Do we want second quote, if so, who to ask for bid.
- Garden club plans for spring? Do we have a garden club without volunteers?
- 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 - Keep an eye on them!

Trash and Recycling

- \$30K allocated this year 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. Blue Ladder is working on drawings so we can finalize the plan and get permits.

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 one Air B&B condo that we know of.
- **Live music in the Edgehill Farm Clubhouse** - next concert is Feb 1st, 7:30 pm. Carla Ulbrich in concert, \$15 admission. All funds go directly to the artist.