

May 2020 Cedar Pointe Board of Directors Meeting

Directors Present: Cliff, Ginny, Scott, Phyllis, Cindy, Andrea (representative from Elite Management), Ellen

Directors Absent: Terry

Meeting Called to Order: 7:02

Agenda and Notes

- Financials
 - Arrears are looking good overall
 - Three units are behind on payment; Andrea will work on having lien(s) filed according to established policy
 - Andrea has also gotten email addresses for additional residents; there are now only two units for whom we do not have an email address
- Project Status
 - May 14 Email
 - Concrete work is done
 - Landscape overhaul is also done
 - Dumpster enclosure
 - Meeting with engineer on Wednesday (5/20)
 - Walk property and show what we plan to do and how to get a building permit
 - Two plans currently under consideration
 - Plan A is dumpster at 900 and 300
 - Plan B is two at 300
 - Plan B is a little less expensive and generally leaning towards that
 - Engineer will give input about what is best for the community
 - Not yet ready for a vote
 - Walkway Updates
 - Will go ahead and do all three buildings now (500, 700, 900)
 - Money for building light upgrades can be repurposed since they have already been replaced
 - Vote: Unanimous vote to proceed
 - Notices will be put up once a specific date has been decided upon
 - Will coordinate with residents to make sure that they don't need to enter/exit within the next hour or so
 - Fence along 100 along High House Road
 - Due to trees dying an opening to the community is now available and a lot of foot traffic is going through the opening
 - About \$1500-2000 expected cost but still getting quotes
 - Railing added to porch of 911

- Work complete
- 912 gates/fencing
 - Was removed at board's request
- Back of 900 security
 - Will initially encourage residents to keep porch lights on rather than installing additional lights
 - Owner can make submission to ARC to have motion security floodlight installed
 - Discussion of dark corner on side facing 700 building
 - Potentially add corner flood lights but all common area electricity circuits are only in front of buildings or check to see if Duke Energy can swap in a different light on the pole to help better illuminate the dark area; Cliff will follow up with Duke
- State of Financial Situation
 - In good state currently and will need to continue to pay attention to reserve study for upcoming big projects

Adjourned at 7:27