

Cedar Pointe HOA Board of Directors Meeting

July 20, 2020

Call to Order Time: 7:10

Directors Present: Cliff, Scott, Terry, Ginny, Ellen, Cindy, Andrea (from Elite)

Directors Absent: Phyllis

Quorum: yes

Homeowners were encouraged to submit any questions/comments via email to Cliff so that they could be discussed at the meeting.

Status by Committee

- Finance
 - Monthly report for June
 - Water usage/cost continues to be an issue
 - This is likely due to more people being home, but also paying attention to reducing leaks
 - 700 has proportionally more water usage than other buildings
 - Still waiting for all invoices to come in, but overall budget seems to be in check
 - Overspent in building maintenance and water/sewer, but underspent in other areas, so all will likely equal out barring any major emergencies
 - HOA arrears
 - Doing well this year overall
 - Discussion about unit that is chronically behind in dues; will be reaching out through attorney for six month payment plan rather than moving forward foreclosure
 - Work has begun on the 2021 budget with a plan to review it in detail during the September meeting
 - Cliff will be sending a draft of the budget within the next week
- ARC and Violations
 - Stone and rubber pad pathways are becoming frequent and without permission
 - Issue with ground floor residents
 - At least six instances
 - Cliff and Terry will be reviewing instances of this to decided whether or not this is an issue that action needs to be taken against
 - 533 has put up a screen porch that is not in compliance; silver color screen rather than permitted black/charcoal color; Andrea to send a violation notice
- Building Maintenance
 - Flue cleaning
 - Free inspection for three older buildings
 - \$45 for cleaning if the owner/resident decides to proceed with cleaning
 - Cost will be added to HOA dues for respective owner
 - Will likely be inspected during September/October

- Breezeway decking has been completed for older buildings
- Fire suppression repairs
 - Complete except for six units
 - Two more units that want additional inspection
 - Waiting for additional parts to come in; will try to complete all units within one day; Andrea and Cliff to coordinate with those residents
 - Additional work will need to be done by the accounting team to facilitate the collection process
 - The billing system can't differentiate between late HOA dues and the remaining balance for the sprinkler head repairs
 - Discuss
- Grounds Maintenance and Landscaping
 - \$10k has been spent so far, and great progress has been made, but more work will need to be done next year to get the property to where we would like for it to be.
 - Terry will be sending details of proposal from the vendor
 - Landscaping behind 100 and 300 would be \$2850 for TSI to do work in late August (phase one to clean up slope) in preparation for a phase two that would happen in February/March (when planting, mulch/pine straw, and work) and cost \$7,000 for phase two
 - Unneeded money from a previous project in an old project can be reallocated to do phase one in August
 - Phase One: Terry makes motion, Scott's seconds, all others approve, passes
 - The retaining wall is scheduled to be replaced in 2021 and 2023
- Communications and Security
 - Minor vandalism, graffiti, and thefts have been reported; discussion of how to improve
 - More police patrols and more vigilance are the immediate next steps
 - Looking to extend the chain-link fence on the north side of building 100 once the town approves; Seegars Fence will be doing the work
 - The town is currently behind on approving permits; a timeframe for approval could not be given
- Trash and Recycling
 - \$30K is allocated this year to build a new dumpster corral. It will be located in the upper lot west of building 300. We plan on demolishing the enclosure near 600. We will then get wheeled bins for recycling and keep them in the garage near 100. I have submitted an application for building permits. We have two quotes.
- Utilities
 - Water consumption continues to be higher than budgeted; water conservation by the homeowners is encouraged
 - Alerts from the Town of Cary to help more quickly detect leaks
- Miscellaneous

- Live music at the club house has been postponed due to COVID-19
- Annual Meeting
 - Will let community know that the annual meeting is being postponed due to the pandemic
 - All current board members are willing to continue serving until that meeting can be safely held

Adjourned at 8:10