

Cedar Pointe HOA Meeting Agenda

September 21, 2020

This board meeting will be held online using Zoom. Scott has set it up; any questions call him.

Call to order. Time: 7:02 pm

Directors present: Cliff, Cindy, Terry, Ellen, Phyllis

Directors absent: Scott, Ginny

Quorum: yes no

Homeowner comments/questions; submit via email to cp.hoa.cliff@gmail.com by September 20.

A homeowner wanted to remind us/ask if the new dumpster enclosure location should be safe and well lit. Duly noted. We will make sure it is.

Status by committee:

Finance

- Monthly report for August; discussion.
- HOA arrears: collection status; we have a small number in arrears. Andrea please report on this. Only one homeowner is in arrears
- Vote on 2021 budget. APPROVED. The vote was unanimous. Monthly fee remains at \$270 per month.
- Review reserve plan 2020-2029. APPROVED. The vote was unanimous.

ARC and violations

- 533 screening wrong color, not mounted properly. Homeowner has been notified and agrees to fix it.
- Parking violations for Elite to follow up on.
 - 1) Trailer parked in upper lot near bldg. 300
 - 2) Cadillac SUV parked near bldg. 900

Building Maintenance

- Blue Ladder has short list of repairs to do on T&M. Leak at 625 seems to be fixed.
- Fire suppression system annual inspection due this month
- The estimated cost of vinyl siding for buildings 500 & 700 is rising due to material cost projections. It will cost about 200K vs our plan of 170K. Blue Ladder tells me the siding is in very good shape, so covering it with vinyl would be unnecessary and costly at this time. We do not have the funds to do it in the next couple of years because we are still paying off the roofing loan. We should plan on painting the buildings next year instead. I have an estimate of 40K total to paint both buildings plus \$5K to \$10K for repairs. We will get one or two more painting quotes for comparison.
- Light outside of 512 is blinking. Provident Elec. has been notified.

- Water leaks in 333, 323 and 313 was disc used. Andrea will follow up.

Grounds Maintenance (and landscaping)

- Landscaping upgrades- We made great progress in 2020 and plan to do the bank behind 100/300 in the spring. Cleanup for bldg. 300 courtyard as well.
- Timber retaining wall replacement scheduled for 2022 and 2023. We may have to do the short section near building 100 before that.

Communications and Security

- Cedar Pointe website is at cedarpointecondos.net
- Bulletin boards- Keep an eye on them! We need to replace the BB's for 500, 700 and 900 next year.
- Four teens were arrested for the graffiti around Cary, including here at the lake
- The chain-link fence extension on the north side of building 100 is complete

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. The application for building permits is under review. Blue Ladder will do this work.

Utilities

- water consumption is trending in the right direction; I think the dye testing for toilets helped and we might stay within budget for 2020 after all
- daily alerts have been set up with T of C for each building to help us detect leaks quickly

Miscellaneous

- **Live music in the Edgehill Farm Clubhouse-** our Cedar Pointe Acoustic Music concert series is on hold *due to Covid-19*. I look forward to restarting this series once it is safe to do so.

Election of new officers

- We must elect officers for the board at the 2020 annual meeting. Annual meeting date is November 16. We will use Zoom.
- Are all current board members willing to stay on until the Covid-19 stay-at-home order is over? YES