

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

Call to order. Time:

Directors present: Cliff,

Directors absent:

Quorum: yes no

**Homeowner comments/questions;** submit via email to [cp.hoa.cliff@gmail.com](mailto:cp.hoa.cliff@gmail.com) by November 20.

**Status by committee:**

**Finance**

- Monthly report for October; discussion.
- HOA arrears: collection status; we have a small number in arrears. Andrea please report on this.

**ARC and violations**

- Parking violations
- ARC

**Building Maintenance**

- Roof leak at 334, causing damage to sheetrock
- Blue Ladder has short list of repairs to do on T&M
- Fire suppression system annual inspection done
- Strange odor reported in 334. We offered to send a contractor to investigate, owner declined
- Kitchen sink backup at 912 due to grease clog in common line for 912-922-932
- Owner of 531 requested repairs to siding on her porch

**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 a couple short sections near building 100 and 300 before that.

**Communications and Security**

- Cedar Pointe website is at [cedarpointecondos.net](http://cedarpointecondos.net)

- Bulletin boards- We need to replace the BB's for 500, 700 and 900 next year.

## **Trash and Recycling**

- Improvement project permit approved by T of C. Blue Ladder is ordering materials. Expect 6 to 8 weeks to receive vinyl fence parts.

## **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**

- Rental condos requires a lease be signed and a copy provided to Elite Mgmt. See the rules tab on our web page for details.
- Owner occupied condos; either the owners or immediate family members reside in the condo full or part time. Immediate family includes father, mother, son, daughter, brother or sister.
- **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 officers**

- We must elect officers for the board at the 2020 annual meeting. Annual meeting date is November 23. We will use Zoom.
- Current board members willing to stay on through 2021:
  - Cliff Lamson, President
  - Phylis Gladstone, VP & Treasurer
  - Scott Thompson, Secretary
  - Terry Tuthill
  - Cindy Brand
  - Ellen McClay
  - Ginny Czokra