

Cedar Pointe January Board Meeting

Call to order: 7:00

Directors present: Cliff, Phyllis, Cindy, Ellen, Terry, Scott; Andrea from Elite Management also present

Directors absent: none

Quorum present

- Homeowner Questions
 - Questions were submitted related to new fire extinguishers
 - Cliff responded to those questions directly prior to the board meeting
- Finance
 - 2020 annual budget completed under \$10k
 - We were over budget on building maintenance, but under on administration due to changing insurance companies
 - Surplus will be moved into reserves
 - HOA dues arrears
 - The specifics of this were discussed
 - Everything is being handled according to standard process/protocol
- ARC and Violations
 - Continued noise concerns from 922
 - Neighbors reporting concerns
 - A violation letter was sent on 1/15 alerting that if the noise continues a fine will be levied after a due process hearing
 - Andrea will be calling owner to discuss what they plan to do to resolve the problem and alert that if it continues a special hearing with the board will be scheduled and then fines of \$100 for each additional noise complaint
 - Illegally parked trailer near 300 to be tagged by Andrea on Thursday
- Building Maintenance
 - Roof leak at 334; the roof has been fixed and sheetrock repair will begin once the leak has been confirmed fixed
 - Blue Ladder investigating strange odor in 332 and 333; also doing other small odd jobs/repairs around the community
 - Fire suppression system repairs will cost more than expected this year and be over budget; FLSA provided a detailed report of what needs to be addressed after their annual inspection
 - Painting/staining project of 500 and 700
 - Have two almost identical quotes
 - Cliff will be talking to each of the companies to see how their approaches will differ

- These buildings will potentially be replaced with vinyl siding in 5-6 years depending upon wood siding condition and budget at that time
 - Can decide which company to award the contract to during March meeting
- Grounds Maintenance
 - Landscaping upgrades
 - We made great progress in 2020
 - Plan to landscape the bank behind 100/300; will begin in mid February
 - The courtyard in 300 will also be cleaned up sometime this week
 - Timber retaining wall replacement is scheduled for 2022 and 2023
 - We may have to do a couple of short sections near 100 and 300 before then
 - Power wash the retaining wall behind new dumpster enclosure
 - Quote is \$450; this will help make the new and old retaining walls match
 - Work will happen in February
 - Tree trimming scheduled for 2/16 and 2/17
- Communications and Security
 - Bulletin boards will be replaced at 500, 700, and 900
- Trash and Recycling
 - Improvement project underway
 - Blue Ladder is doing the work
 - Expect completion of new enclosure by 1/31
 - Demolition of 600 enclosure should be complete by 2/15
 - GFL Environmental set to take over on 2/1
 - \$4,800 savings per year
- Utilities
 - Water consumption is trending in the right direction; we finished 2020 at about
 - \$42,000 spent vs a budget of \$45,000
 - Electricity budget for 2020 was \$6.5K, we spent \$5K
 - Daily water usage alerts for each building monitored daily; toilet leaks suspected in several usage spikes
- Miscellaneous
 - RIP Ginny Czikra, you are missed!
 - Rental condos require a lease be signed and a copy provided to Elite Mgmt. See the rules tab on our web page for details.
 - Andrea will following up with attorney for next steps
 - 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.
 - Andrea has a new assistant who is helping out with things
 - A formal email will be going to the community from Andrea within a month or so once training is completed

Meeting adjourned at 7:36