

Cedar Pointe HOA Meeting Agenda

March 15, 2021

Call to order. Time: 7:05 pm

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

Directors absent: Scott

Quorum: yes no

Homeowner comments/questions; submit via email to cp.hoa.cliff@gmail.com by March 14.

Status by committee:

Finance

- 2021 year to date
- HOA arrears: collection status; we have a small number in arrears. Andrea please report on this.

ARC and violations

- Noise violation at 922 meeting held on March 8. Andrea will follow up with homeowner.
- Parking violations – silver van in lot above 100
- ARC – a couple of new requests for windows and storm doors approved

Building Maintenance

- Blue Ladder has short list of repairs to do on T&M
- Fire suppression system annual inspection done. Repairs started.
- Strange odor reported in 134. Contractor Smoke Alert replaced the dryer duct vent cover.
- Painting of 500 and 700; we have two quotes, very similar pricing. We need to pick a contractor and agree on a schedule. Each building will take around two weeks to paint. Work won't begin until after the spring pollen has settled down.

Grounds Maintenance (and landscaping)

- Landscaping upgrades - the bank behind bldg. 100/300 is done. Cleanup for bldg. 300 courtyard is done. Improvements made in front of building 100 and on east side of 900. Fixed the pad behind the mail kiosk at bldg. 600.
 - 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.
 - Tree trimming for 2021 is complete

Communications and Security

- Cedar Pointe website is at cedarpointecondos.net

- Bulletin boards- replacement BB's for 500, 700 and 900 are in place.

Trash and Recycling

- Improvement project nearing completion, Blue Ladder is doing the work. Expect completion by the end of March. Demolition of 600 enclosure will be done soon thereafter. GFL Environmental is our new contractor. \$4,800 savings per year.

Utilities

- daily water usage alerts for each building monitored daily; toilet leaks suspected in several usage spikes

Miscellaneous

- Rental condos require a lease be signed and a copy provided to Elite Mgmt. See the rules tab on our web page for details. We want to limit rentals to 24 units. We need 2/3 of homeowners to approve change to legal documents.
- 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*. We look forward to restarting this series once it is safe to do so.

Election of officers

- Current board members willing to stay on through 2021:
 - Cliff Lamson, President
 - Phyllis Gladstone, VP & Treasurer
 - Scott Thompson, Secretary
 - Terry Tuthill
 - Cindy Brand
 - Ellen McClay