

This board meeting was held in the clubhouse for fully vaccinated homeowners and online using Zoom. Andrea has set up a recurring zoom meeting; any questions call her.

Call to order. Time: 7:05pm

Directors present: Cliff, Phyllis, Terry, Cindy, Scott, Ellen and Andrea of Elite Mgmt

Directors absent: none

Quorum: yes

**Homeowner comments/questions;** submit via email to cp.hoa.cliff@gmail.com by July 18th. None received via email. Comments offered by Ron Hatley, Jim Johnston, and Madelyn during the meeting

**Status by committee:**

**Finance**

- 2021 year to date
- HOA arrears: collection status. Andrea, please report on this. NO Arrears to report!

**ARC and violations**

- Parking violations –
- ARC –

**Building Maintenance**

- Blue Ladder has short list of repairs to do on T&M.
- Fire suppression system annual inspection done. Repairs done.
- Painting of 500 and 700; 95% done, waiting on material availability.
- Touch up of common walkways and stairs in 100, 300 and 600 completed last week.
- Plumbing issues repaired in bldg. 700 and 900. Drain pipe clogs.

**Grounds Maintenance (and landscaping)**

- Landscaping upgrades – all projects complete for this year
- 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. You will find news, reminders, rules, etc. on this website.
- Please report lighting outages promptly

## Trash and Recycling

- Improvement project is done. GFL Environmental is our new contractor. \$4,800 savings per year.

## Utilities

- Daily water usage alerts for each building monitored daily; toilet leaks confirmed in several recent usage spikes

## Miscellaneous

- 84 of 96 rental surveys were completed. We read all of them. Thank you for the feedback.
- 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 do not have a rental cap despite the recent survey showing that 64% of owners favor one. We would need 75% of owners to vote to change our covenants.
- 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. These unit are not rentals and do not require a lease.
- Short term rentals such as Air B&B and VRBO are not permitted in our neighborhood. The rental survey showed that 79% of homeowners do not approve of short-term rentals. If you are currently renting your unit in this manner, you have until September 30th to stop. Starting on October 1<sup>st</sup> you will face a daily fine of \$100.
- The board voted to try and change our covenants to clarify rental rules and we will put up three things to a formal vote before our next board meeting:
  1. Homeowners must live in their unit for a full two years before they can rent it.
  2. Rentals require a lease of 6 months or more. This prohibits short-term rentals of any kind. No Air B&B, VRBO, etc.
  3. Establish a rental cap of 25%, which is no more than 24 rentals in Cedar Pointe. We currently have 20 rentals.
- **Live music in the Edgehill Farm Clubhouse-** our Cedar Pointe Acoustic Music concert series resumes on July 31<sup>st</sup>. The performer will be Rod MacDonald.

## Election of officers – will happen at the September board meeting

- board members running for election for one year:
  - Cliff Lamson, President
  - Terry Tuthill, VP (nominated by Cliff for VP)
  - Phyllis Gladstone, Treasurer
  - Scott Thompson, Secretary
  - Cindy Brand
  - Ellen McClay

