

Cedar Pointe HOA Meeting Minutes

Oct 4, 2021

Call to order. 7:05 pm

Directors present: Cliff, Terry, Ellen, Phyllis, Scott. Cindy via Zoom

Directors absent:

Quorum: **yes**

Homeowner comments/questions:

Lengthy comments concerning rentals, specifically short-term rentals by two homeowners who are strong advocates of Air B&B.

Status by committee:

Finance

- 2021 year to date: We are watching expenditures closely
- HOA arrears: collection status. Andrea, please report on this. None.
- 2022 budget will be reviewed by the board on Monday, Oct 11. Once approved, we will share it with homeowners at the Nov 15th meeting

ARC and violations

- Parking violations –
- ARC – personal items blocking walkways is a fire code violation

Building Maintenance

- Blue Ladder has painted the entry support structures for bldgs. 100, 300 and 600. Repairs made to bldg. 700 breezeway supports
- Fire suppression system annual inspection due in November.
- Painting of 500 and 700 done.
- Touch up of common walkways and stairs in 100, 300 and 600 completed
- Plumbing issues repaired in bldg. 700 and 900. Drain pipe clogs.
- Plumbing repair made to bldg. 600 sprinkler system (under 613 closet)
- Water leak in bldg. 300 found and repaired
- TJ of Blue Ladder to investigate blue tape on building 500, also look into reported screen damage at 513

Grounds Maintenance (and landscaping)

- Landscaping upgrades – all projects complete for this year
- Timber retaining wall replacement scheduled for 2022 and 2023.
- Cliff put forward a proposal to install park benches at various locations in the neighborhood if we agree to include money in the 2022 budget

- Terry will present a plan for more landscaping improvements to the board at our budget meeting

Communications and Security

- Cedar Pointe website is at cedarpointecondos.net. You will find news, reminders, rules, etc. on this website. It is password protected.
- Please report lighting outages promptly

Trash and Recycling

- We continue to have problems with trash in the recycling garage. We are considering security measures to stop this abuse. We are considering a \$300 camera and a \$25 per month cellular plan.

Utilities

- Daily water usage alerts for each building monitored daily; toilet leaks confirmed in several recent usage spikes.
- Google Fiber survey results: 66% of respondents favor installing this service to our six buildings. There is no cost to install it. You will be able to sign up for 1gb/sec or 2gb/sec service, or no service, it's your choice. See their web page for details. Once Google presents their installation plan to the board, we will vote on going forward with it or not.

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.
- Results of the covenant vote is:
 1. 25% rental cap, 49 to 12 in favor
 2. Min 6 Month lease, no short-term rentals, 52 to 9 in favor
- Since the law requires 75% homeowner approval (72 votes) both proposed changes failed to pass
- 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 units are not considered rentals and do not require a lease.
- Short term rentals such as Air B&B and VRBO are not specifically allowed or prohibited in the covenants, according to our attorney. We understand that some homeowners are driven by the profit potential, but please consider the negative effects on your neighbors before making this choice.

- The board is considering putting in place an ad hoc committee to investigate the subject of rentals for future consideration. Contact any board member if you would like to volunteer for this committee.
- **Live music in the Edgehill Farm Clubhouse-** our Cedar Pointe Acoustic Music concert series will resume on Thursday, November 11th, 7:30 pm. The incomparable Jack Williams will be performing.
 - <https://www.jackwilliamsmusic.com>

Election of officers – will happen at the Nov 15th annual board meeting

- board members running for election for a two-year term:
 - Cliff Lamson, President
 - Terry Tuthill, VP (nominated by Cliff for VP)
 - Phyllis Gladstone, Treasurer
 - Scott Thompson, Secretary
 - Cindy Brand
 - Ellen McClay
- All homeowners may run for the board. If you are interested, ask Andrea for the appropriate form for submission to the board
- If you are thinking of stepping up, listen to this song first:
You Need to Run for the Board, by Carla Ulbrich. It's available on Youtube.