

Cedar Pointe HOA January Meeting

January 24, 2022

All directors present; Meeting has a quorum

Meeting called to order at 7:00 p.m.

- No prior questions from homeowners received
- Finance
 - Overage in 2021 operating budget for certain line items (\$16k), but the overall budget amount was adhered to
 - This was largely due to fire safety requirements to pass inspection and other fire safety service calls
 - All but one unit had fire sprinklers inspected; the one remaining unit was due to it being sold during the inspection period
 - More was also spent due to plumbing (sewer) issues in 300, 700, and 900
 - There was also a fire suppression plumbing leak in 600
 - Building general repairs for water leaks; some of these are paid by the HOA and others are paid by homeowners depending upon who is responsible for the leak
 - Also had leak repairs due to rain water
 - Some of the 2021 overages were counterbalanced by spending below budgeted amount for the year
 - The 2022 budget is in place without having to raise the dues
- ARC and Violations
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- Building Maintenance
 - Considering whether attic insulation replenishment should be included in the upcoming reserve study
 - Water intrusion into 315 seems to be resolved
 - Squirrel and mice issues in 500 and 700; Andrea is looking into a critter control company to address the issue in the attics
 - Another sewer backup in 715; emergency plumber was called to clear out hair and grease in building's main sewer pipe
- Grounds Maintenance
 - Cliff getting quotes for scheduled retaining wall replacement; anticipated start date in April
 - Park benches are also planned to be installed in the spring
 - Landscaping improvements in the courtyards planned to begin in February with plantings coming later
 - Solutions to the drainage issue between 500 and the pool during heavy rains is still be investigated
 - Tree trimming complete on January 17 and 18

- Utilities
 - Google Fiber has approved the neighborhood for installation; someone will need to sign-off on their plan; Andrea to work on signing paperwork; work to be completed in 2022; each unit will have a fiber jack in their utility closet; it will then be up to each homeowner to request installation into their unit
 - Not enough interest currently for EV charging station
- Miscellaneous
 - Ellen has chaired an ad hoc committee to discuss short-term rentals

Adjourned at 8:10