

Cedar Pointe HOA Meeting Agenda

March 21, 2022

Called to order at 7:10

Three residents are present in addition to all board members (Cliff, Terry, Phyllis, Cindy, Ellen, and Scott) and Javan from Elite Management

- Finance
 - Budget is in a good place
 - Some money from insurance but also more building maintenance expenses
- ARC and Violations
 - Unclaimed vehicle near building 100 was marked for towing because registration out of date and flat tire; Elite will let the board know if the vehicle was towed or if the owner moved it
 - 126 door hardware can stay and ramp can stay if stained but light will need to be replaced because it doesn't fit on the mounting
 - Phyllis has joined Terry and Cliff on ARC
- Building Maintenance
 - Fire suppression system was inspected in November/December; Andrea is coordinating repairs with FLSA; she will follow-up with FLSA to get
 - Cary Fire Marshall wrote up the HOA because each meter doesn't have a label that corresponds to the unit number; Cliff worked Duke Energy to get this information and mark the numbers on the unit; Fire Marshall confirmed that the label was good
 - Water intrusion in unit 315 west walls after rainstorm. Cleaned out storm drain in the area. Removed vinyl siding, installed moisture wrap and reinstalled siding, re-caulked window frames. Repaired dry wall.
 - Andrea created a document that details what insurance policy is leveraged (HOA vs owners) and when
 - Door maintenance guidelines are being created
 - Water damage in 735 due to A/C duct deterioration
 - Andrea/Javan to check to see who is responsible for HVAC duct maintenance
 - If it is the HOA's responsibility, will review what needs to be done as part of 20 year plan
- Grounds Maintenance
 - Timber retaining walls due for replacement in 2022 and 2023
 - 600 and 900 done in 2023; other retaining walls in 2022
 - Cliff getting quotes
 - Park bench quote being collected from Blue Ladder; Cliff has asked for revision
 - Terry has ideas for how to improve the lower courtyards

- Considering adding metal herons in the courtyards of the 500, 700, and 900 buildings; initially they would only be used in one building to test the durability of the materials
 - Mulching will begin happening in the coming weeks
 - Finishing planting on hillside beside pool
- Communications and security
 - Cedar Pointe website is at cedarpointecondos.net. You will find news, reminders, rules, etc. on this website. It is password protected. cp2020-135
- Trash and Recycling
 - Prior issues have begun improving
 - Cindy is also helping to keep the recycling garage clean and orderly
- Utilities
 - Daily water usage alerts continue to be monitored and acted upon when necessary; no serious issues lately
 - Most of the usage spikes come from toilet leaks
 - Google Fiber sent document to sign before confirming wiring of neighborhood
 - Sent to Andrea to see if normal for this type of legal document/contract; Javan or Andrea to get back to Cliff about signing document
 - EV charging stations
 - Insufficient interest to move at earlier time but will look at adding to 20 year plan
 - Ellen to reach out to Town of Cary to see if there are any ARPA dollars that could be used for a charging station
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- Administration and Miscellaneous
 - Town of Cary now offering food waste recycling program pilot
 - 27% of all landfill waste is food waste, so town is encouraging composting to cut down on waste and greenhouse gas emissions
 - Currently only one drop-off location; currently at Citizens Convenience Center on Dixon Avenue
 - Take more than just food scraps; also pizza boxes, meat, bones, etc.
 - 20 year reserve study scheduled to be updated this summer
 - Investigate HVAC ducts
 - Re-add vinyl siding for 500 and 700
 - Add stairs from upper and lower parking lots
 - EV charging stations
 - Investigate replacing stairs/decking with recycled plastic wood when it needs to be replaced to cut down on long-term maintenance costs
 - Steep hills behind 100 and 300 make it difficult for maintenance workers to put up ladders; could a flat area be created with a retaining wall that would terrace the hill
 - Live music in the Edgehill Farm Clubhouse- one concert scheduled this August, details to follow
 - HOA annual meeting scheduled for April 23rd

- If an owner doesn't attend, they will need to submit a proxy so that they meeting can have a quorum
- Only thing being voted on will be for the board of directors; current six directors are running again for a two-year term
- Others can be nominated to run for director positions

Meeting adjourned at 7:59