

## **Cedar Pointe HOA Meeting Minutes**

May 16, 2022

Call to order. \_\_7:10 PM

Directors present: Cliff, Terry, Scott, Ellen, Phyliss (zoom)

Directors absent: Cindy

Quorum: yes

### **Board Election**

We will attempt to reopen the annual meeting on July 18. Notices to be sent at least 10 days before. We will be asking for additional proxies to add the ones we already have from the April meeting.

### **Status by committee:**

#### **Finance**

- HOA arrears: collection status. One homeowner is in arrears. We are about to send to our attorney for collection.

#### **ARC and violations**

- Parking violations –
- ARC –

#### **Building Maintenance**

- Fire suppression system annual inspection done in November. Andrea managing sprinkler head repairs to several condos.
- Water damage in 735 due to a/c ducts deterioration; insurance claim?

#### **Grounds Maintenance (and landscaping)**

- Timber retaining wall replacement will start next month. Blue Ladder has been awarded this work by a majority vote of the board. Phase two and three cost is \$103K. We will do phase 2 next month and phase 3 in the fall, after pool season is over.
- Park benches. Quote received from Blue Ladder and revision approved. The benches will be installed as soon as the bench order is received. \$5K project.
- Hand rail installation proposed along the steep section of sidewalk near the pool entrance. The board chose not to pursue this. Take the stairs next to the clubhouse wall for your own safety.
- More landscaping improvements for the courtyards underway.

#### **Communications and Security**

- Cedar Pointe website is at [cedarpointecondos.net](http://cedarpointecondos.net). You will find news, reminders, rules, etc. on this website. It is password protected. cp2020-135

- Please report lighting outages promptly
- If you see questionable activity anywhere in our neighborhood, please report it to a board member, Elite Mgmt., or the Cary PD.

### **Trash and Recycling**

- Problems with trash in the recycling garage has gotten better. Thank you. Cindy B. is volunteering her time to keep the garage tidy. Thank you!

### **Utilities**

- Daily water usage alerts for each building monitored daily; toilet leaks suspected in several recent usage spikes.
- Google Fiber: Google has presented their installation plan and we voted to go forward with it. More info to come.
- EV charging stations; Scott has become aware of a NC state government sponsored grants to pay for 80% of installation costs. He will prepare a grant application as soon as the program kicks off in June. Suggest we add two stations to our 20-year plan.

### **Miscellaneous/administration**

- Reserve study due for update this summer. The board is open to ideas about what should be in it. Terry suggested we price out Trex material for the common area breezeway material when it is due for replacement.
- **Live music in the Edgehill Farm Clubhouse-** one concert scheduled for August, details to follow
- **HOA annual meeting** April 23<sup>rd</sup>. We did not have a quorum. We had 42 members represented, but need 49. We will try again on July 18.
- **Homeowner comments/questions:**  
Two homeowners attended.

### **Social Committee**

Announcing summer social gatherings; SUMMER SECOND SUNDAY FUNDAYS

June 12 ice cream sundaes by the pool

July 10 game day (in the clubhouse)

Aug 14 TBD

Check your buildings bulletin board for details.

Meeting adjourned at 8:20 pm.

