

Cedar Pointe HOA Meeting Agenda

July 18, 2022

Call to order: 7:10 pm

Directors present: Cliff, Terry, Phyllis, Scott, Ellen, Cindy

Directors absent:

Quorum: yes

Andrea and Audra from Elite Management also present. Audra will be our main point of contact at Elite Management moving forward.

Board Election

- 58 proxies in addition to residents/owners present at the meeting
- Two candidates nominated during the meeting (Rebecca Smith and Lois Coburn); other owners expressed interest to be on the board but did not attend the meeting
- Candidates given opportunity to provide information about themselves and why they should be on the board
- Bylaws say that 3-9 members can comprise the board but over the past few years seven directors have been the norm; at Andrea's suggestion that this is confirmed with a vote
- Ellen makes motion to have seven directors; Terry seconds
- Unanimously passes
- Ballots then completed and counted by Andrea and Audra separately to verify results

All current members of the board were re-elected. Cliff, Ellen and Cindy will serve until April 2023. Phyllis, Terry and Scott will serve until April 2024. Rebecca Smith was elected for a two year term.

Status by committee:

Finance

- HOA arrears: collection status. No concerns right now.

ARC and violations

- Parking violations – keeping an eye on bldg. 900 area. Jet ski trailer near dumpster enclosure was removed after a few days.
- ARC – no activity

Building Maintenance

- Andrea managing sprinkler head repairs to several condos. FLSA will be here on July 26th to do the repairs. Homeowners will be assessed for their portion of the work.

Grounds Maintenance (and landscaping)

- Timber retaining wall replacement: Blue Ladder has been awarded this work by a majority vote of the board. Phase two and three cost is \$103K. Phase 2 is underway and phase 3 is scheduled in the fall, after pool season is over.
- Park benches. Awarded to Blue Ladder. The benches will be installed in about 4 weeks. \$5K project.
- More landscaping improvements for the courtyards completed.

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
- 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

- 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. Bldgs 300 and 600 have issues lately. It cost us over \$900 to inspect all units in bldg. 600.
- 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% or \$8000 of installation costs. Grant application approved, but we have no money in this year's budget. 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 in 2029.

- We have a new community manager at Elite, Audra Brown. 919-233-7660 x253
- **Live music in the Edgehill Farm Clubhouse-** concert scheduled for August 6th, details posted on bulletin boards. Email blast sent.
- **Homeowner comments/questions:**
We had a room full. Answered general questions.

Social Committee

Announcing summer social gatherings; SUMMER SUNDAY FUNDAYS
July 31st, 2:00 pm. Check your buildings bulletin board for details.

Meeting adjourned to public at 8:08 p.m.

Unanimous election of the following board officers

Cliff – president

Terry – vice president

Phyllis – treasurer

Scott – secretary

Ellen, Cindy, and Rebecca – social committee

Meeting adjourned at 8:20 pm. Next meeting will be September 19 at 7 p.m.