

## **Cedar Pointe Condos September 2022 Board Meeting**

September 19, 2022

Present: Cliff, Terry, Ellen, Phyllis, Rebecca, Audra (from Elite Management)

Absent: Cindy

Quorum: Yes

Called to order at 7:05 p.m.

- Finance
  - HOA arrears: collection status. No concerns right now.
  - Look at August report
    - More spent on building repairs, but an incoming insurance reimbursement will help balance out and stick closer to this budget line item
  - Review 2023 draft budget
    - Increase in building maintenance funding due to aging buildings
    - Unanimously approved
  - Review reserve study update recently completed by Giles-Flythe Engineers
    - Proposing increasing HOA dues to \$285 per month beginning in 2023 to meet reserve funding as indicated in updated reserve study
    - This would be in alignment with funding option two that is specified in the reserve study
    - Unanimously approved
- ARC and violations
  - Parking violations – keeping an eye on bldg. 900 area. Jet ski trailer near bldg. 100 was removed after a few days.
  - ARC – no activity
- Building Maintenance
  - Elite managing sprinkler head repairs to several condos. Homeowners will be assessed for their portion of the work.
  - Water intrusion at 714
  - Window Ninjas hired to knock down spider webs
- Grounds Maintenance (and landscaping)
  - Timber retaining wall replacement: Phase two and three cost is \$103K. Phase 2 is complete and phase 3 is underway.
  - Park benches. Awarded to Blue Ladder. The benches will be installed soon. \$5K project.
  - Drainage system at bldg. 900 needs some cleanup
- 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 problems 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 confirmed 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; we added two stations to the reserve plan. One next year and one in 2025
- Miscellaneous/administration
  - Reserve study draft under review
  - We have a new community manager at Elite, Audra Brown. 919-233-7660 x253
  - Live music in the Edgehill Farm Clubhouse- no more scheduled for now
  - Homeowner comments/questions
- Social Committee
  - We have enough supplies to do another ice cream social – lets pick a date
- Meeting adjourned at 8:38 pm. Next meeting will be November 21st.