

Cedar Pointe HOA Board of Directors Meeting

November 14, 2022

Called to order at 7:08

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

Audra from Elite Management also present

Directors Absent: Cindy and Rebecca

We have a quorum

- Finance
 - HOA arrears
 - Everything is under control
 - October report
 - Looking good overall so far
- ARC and Violations
 - Parking Violations
 - Keeping an eye on 900 area for white box truck
 - Space 633 with expired tags; Audra will notify again and potentially towed if resident does not address
 - ARC
 - Screening for 635 back porch
- Building Maintenance
 - Elite managing fire suppression system inspections this month
 - New company is Summit
 - Will be doing optional inspection of fire extinguishers if left outside front doors on November 16
 - Will be scheduling sprinkler head inspections for later time
 - Window Ninjas hired to clean overhead lights
 - Roofwise coming on November 16 and 17 to inspect the roofs to see if any repairs need to be done
- Grounds Maintenance (and landscaping)
 - Timber retaining wall replacement: phase three is underway with several weeks delay due to cement block supply issue
 - Park benches project awarded to Blue Ladder. The benches will be installed soon – most likely November 16 and 17.
- 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 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. Check your flappers!
 - 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; more discussion about next steps in 2023
- Miscellaneous/administration
 - Reserve study approved for 2023-2042
 - Community manager at Elite, Audra Brown. 919-233-7660 x253
 - Live music in the Edgehill Farm Clubhouse
 - Next concert in May 2023
- Social Committee
 - Christmas/holiday party on December 10 5:30-9:30 p.m in the clubhouse
 - Decorations will be put up on December 3 at 10 a.m.
 - Heavy finger foods to be served and provided by the HOA
 - Cliff to get flyer template from Ellen that was used last year
 - BYOB and Eggnog
 - Terry will handle music
- Homeowner Questions
 - Insulation in attics
 - Based upon reserve study sounds as if attic insulation is responsibility of owner, but Audra to see if there might be a differences between older and newer buildings due to construction differences

Meeting adjourned at 8:01 p.m. Next meeting will be Jan 16, 2023.