

Cedar Pointe HOA Meeting Agenda

January 23, 2023

Call to order: 7:02

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

Directors absent: Rebecca

Quorum: yes

Four residents also present in addition to Scott Hemphill from Elite Management.

Status by committee:

Finance

- HOA arrears: collection status. Scott H.
 - Only one issue right now. Scott H to look into and email Cliff with more details about steps being taken.
 - Also a few residents paying the old annual fee of \$270 instead of \$285. This will need to be updated.
- Look at 2022 financial report
 - 4% over budget, but there were more surprise costs from storm damage and animal/critter issues that had been fully planned for. Were under budget in previous year.

ARC and violations

- Parking violations
 - Trailer parked in upper lot near 900
 - HOA request to try to contact owner first before applying violation sticker
- ARC – none right now

Building Maintenance

- Gable at NW corner of bldg. 600 storm damage repaired
 - Vapor barrier was added when the gable siding was repaired/replaced
- Critters in chimneys
 - Three incidents within past couple months in 500 and 700
 - Screening is added/repared to prevent this from happening again
- Two lighting issues
 - Corner light on 300 end of club house is not working; issue has been reported to Edgehill Farms
 - 900 facing parking lot between 900 and 700 is very dark, but doesn't always appear to be a problem because residents' lights provide some ambient lighting;

request to add light, but there is no common electrical circuit and too shady for solar light; preference for motion sensor light to not disturb residents

- 100 building
 - Molding on steps fell off on right side
 - Nails on right hand sides need to be repaired; had already been reported to Blue Ladder
 - Loose siding on right hand side
- 313 and 315 white rock has been falling into the walkway from the courtyard; landscape border seems to be broken and might need to be repaired

Grounds Maintenance (and landscaping)

- Tree trimming scheduled for January 31st
 - Starting at 10 a.m. and should all be done in one day
 - Should be less work than previous years; primarily trimming
 - Two trees to be taken down because they are dying
 - Map to be sent out where parking will be impacted
- Timber retaining wall replacement: phase 3 is complete
- Park benches installed

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

- Dumping has become a problem once again at the dumpster enclosure
- Break down (cut up large ones) boxes so they fit into the recycling bins. We now have 13 bins rather than 12 that we had previously.

Utilities

- Daily water usage alerts for each building monitored daily; toilet leaks confirmed in several recent usage spikes. Check your flappers!

- Google Fiber: Install on Jan 11th was a bust. Assumption that they could route fiber in our attics was wrong. Plan B submitted. We need to review and vote on moving forward or not.
 - Google wants to complete install by end of March
 - All board members present vote yes to proceed
 - Work with Google to have detailed schedule at least two weeks in advance
- EV charging stations; we have two stations in the reserve plan. One in 2023 and one in 2025

Reserve Projects

- New driveway and stairs near the recycle garage - let's pick a contractor and schedule the project for April \$14.3K
 - Discussion of whether or not to include stairs
 - General discussion; will likely vote in March
- Retaining wall replacement phase 4, near bldg 600/900, \$97.5K Move to 2024
 - Swapping will allow us to keep a higher balance within the reserve account
- EV charging station \$10K Should we proceed this year?
 - Conversation will continue

Miscellaneous/administration

- Reserve study in place for 2023-2042
- New community manager at Elite, Scott Hemphill. 919-233-7660 x254
- Scott's assistant is Breanna Mack. She can be reached at breannamack@elite-mgmt.com or 919-233-7660 x230

Live music in the Edgehill Farm Clubhouse- next concert in May 2023

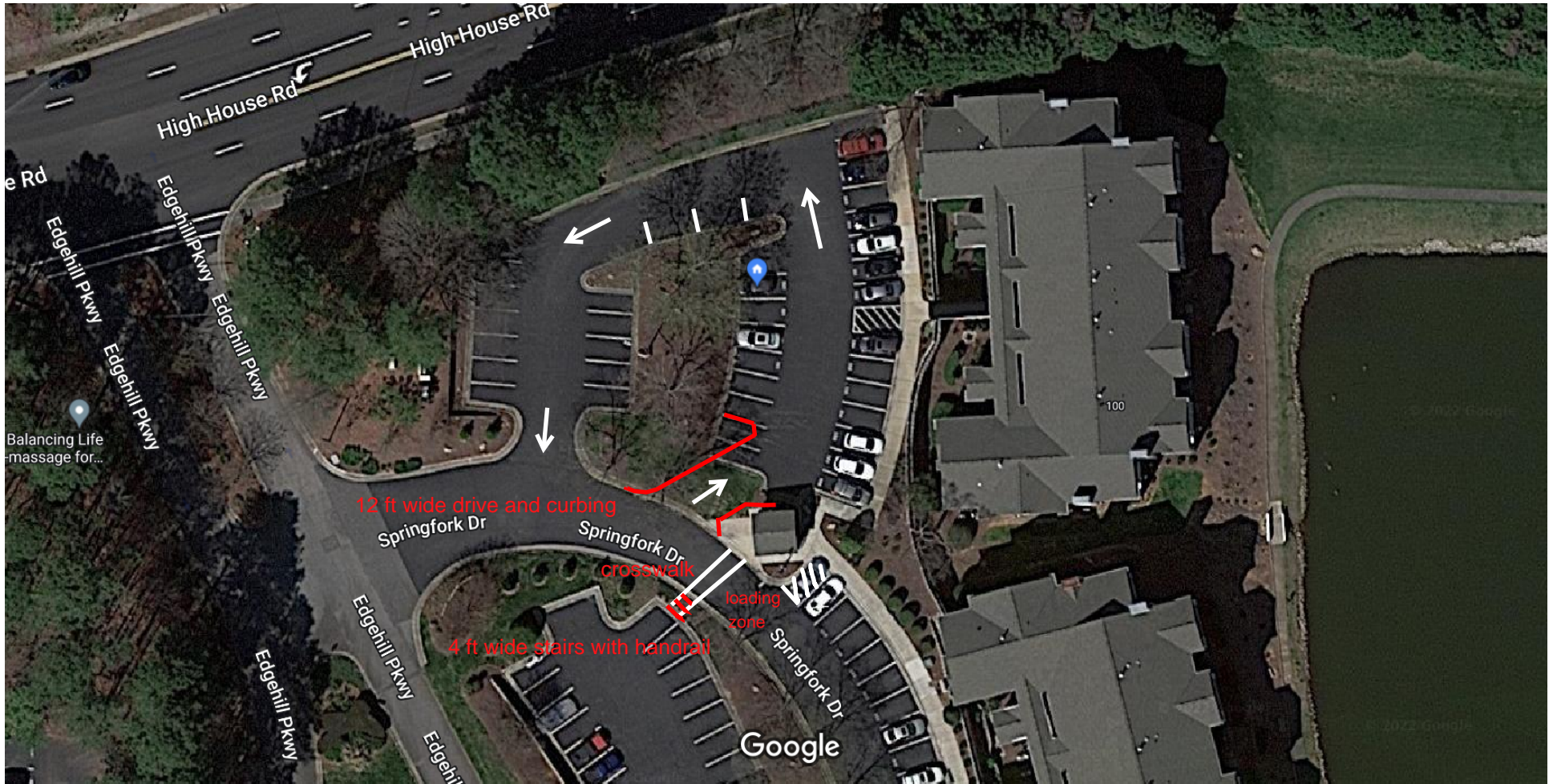
Homeowner comments/questions:

Addressed throughout meeting during relevant agenda topic

Social Committee

- Nothing planned

Meeting adjourned at 8:40 p.m. Next meeting will be March 20, 2023.



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Revised EV Charging Station Proposal

There are two key costs with an EV charging station:

1. Infrastructure (trenching, conduit, wiring, etc.) to get electricity to station location
2. The commercial charger (that goes between infrastructure and a resident's car)

Item (1) has a set one-time cost that will continue to increase with inflation. It will not incur any additional costs after installation.

Item (2) does have yearly set costs that would need to be recouped by users of the charging station. This presents a chicken and egg scenario where a minimum number of users are needed to fully cover these costs.

A two-phase approach is recommended to address the issue presented in item (2).

1. Proceed with the EV charging station infrastructure and provide outlets available for EV-owning residents to use their own residential charging cable. Details are below on how to recoup electricity costs to the HOA.
2. Once five EVs are within the community, the HOA will then proceed to revisit prior plans to get a commercial charging station through a company such as ChargePoint. This is what was originally suggested in the first EV charging station proposal.

Phase One Cost Recovery

Since the first phase of this proposed approach does not include a commercial charging station, it will not be possible to bill users per kWh.

The EPA (through [fueleconomy.gov](https://www.fueleconomy.gov)) provides annual estimates for fueling each car model. A resident who would like access to the charging station outlet would prepay that amount to the HOA for the year.

This should more than cover the yearly electricity costs, but contingency plans for cost overages would also be implemented. In the event of greater electricity costs than forecast, the HOA would equally divide the cost overage to each of the charging station outlet users. If EV charging outlet users mutually decided to proportion the overage costs differently among themselves, the HOA will charge the relevant accounts accordingly.

A draft of a proposed addition to HOA rules and regulations for the charging outlets is below.

Phase Two Implementation

Prior cost estimates showed that five EVs would allow the HOA to safely cover the costs for a commercial charging station through ChargePoint-as-a-Service (CPaaS). At the current time, CPaaS still seems to be the best balance for the HOA's needs to provide a commercial charging station solution.

CPaaS is essentially a lease program where for around \$2,250 per year we get access to the charging station in addition to the cellular connectivity and credit card processing that would be needed to directly bill users for the electricity they use. CPaaS also includes insurance and maintenance of the charging station for no additional costs.

This solution will allow for an easier experience for EV owners in the community as they can directly pay per kWh. It will also mean that owners will not need their own charging cable to plug into the charging outlet as they would in phase one. It will also not require the HOA to directly charge a yearly charging fee to charging station users.

Draft Rules and Regulations Addition

The HOA provides two outlets for Cedar Pointe EV owners to use. Residents who choose to use these outlets will need to contact Elite Management to gain access to the outlets and pay a yearly use fee for the charging infrastructure and electricity used. The HOA provides these outlets as an optional convenience for residents and assumes no liability for damages incurred through their use.

Residents will need to use their own charging cable to connect their car to the charging station outlet. To ensure that an outlet is available to other residents, they should move their car when it is not actively charging.

Residents who choose to use the charging station outlets will need to pay a yearly use fee. The yearly fee will cover the calendar year from January 1 - December 31. Residents who request access after January 1 will have their fee appropriately prorated for the first year.

The yearly fee will be set based upon annual fuel cost information on fueleconomy.gov for the resident's EV make and model. The calculation is made with the following standard assumptions: 12,000 miles driven per year, 55% of the miles are in stop and go traffic, and an electricity rate of \$0.11/kWh.

If total yearly electricity costs for the charging station outlets exceeds the total of charging station fees collected from users, additional electricity costs will be divided equally among all charging station users unless all charging station users mutually agree to an alternate division of overage costs.

Once there are more than five charging station users, the HOA will explore replacing the charging station outlets with a commercial charging station that will directly bill users per kWh used and remit collected funds to the HOA for charging infrastructure and electricity.

Questions about accessing and using the charging outlets can be sent to board member Scott Thompson (scott.cedarpointe@thompsonstech.org).