

Cedar Pointe HOA Meeting Minutes

March 20, 2023

Call to order: 7:00 pm

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

Directors absent: Scott

Quorum: yes

Status by committee:

Finance

- HOA arrears: collection status. Scott H. *no significant issues*
- Look at February financials *no surprises*

ARC and violations

- Parking violations – trailer behind bldg. 900, white box truck near bldg. 100 *Scott to tag trailer tonight. Cliff spoke to owner of the truck and gave him permission to park overnight on occasion, with prior notification*
- ARC – bldg. 600 wooden steps & ramp denied *owner notified*

Building Maintenance

- Critters in chimneys – waiting on estimate to replace chimney flue caps on older buildings *Blue Ladder owes us an estimate.*
- Power washing late April or early May. *Dates TBD*

Grounds Maintenance (and landscaping)

- Driveway project at bldg. 100 ready to begin next month. *Blue Ladder chosen as contractor, estimate 1116 as modified on March 18, 2023. Board approved unanimously. Pay from reserves when job is complete.*
- Vehicles speeding through Springfork Dr; time for speed bumps? *We will try an email blast asking everyone to slow down. In the meantime, we will price out speed hump options.*
- Tree trimming completed January 31st. *Also had to remove tree near NW corner of bldg. 600. \$6K of 7K budget spent.*
- Timber retaining wall replacement: phase 3 is complete; phase 4 in 2024

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. *We have had to pay to remove some furniture type items.*
- Break down (cut up large ones) boxes so they fit into the recycling bins or put them in a dumpster.

Utilities

- Daily water usage alerts for each building monitored daily; toilet leaks confirmed in several recent usage spikes. Check your flappers!
- Google Fiber Install is complete, waiting to get go ahead to order service for individual condos *Should be ready by the end of March.*
- EV charging stations; no plans to proceed this year

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 x230

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

Homeowner comments/questions:

- *Dryer vent cleaning – asked us to schedule a neighborhood cleaning. Cliff will discuss with Smoke Alert to get best pricing.*
- *Can the parking space numbers be touched up? Yes, we can do so while the bldg. 100 driveway project is underway.*
- *Plumbing issue in unit 730. Maybe air vent related.*
- *We discussed the subject of putting in place a rental cap. Terry will follow up with research and a proposal to change our covenants.*

Social Committee

- *Provide refreshments for the annual meeting*

Meeting adjourned at 8:05 pm.

Annual meeting on April 15, 10 a.m. We need to vote on three directors; Cliff, Cindy and Ellen. We will also discuss rental limits.

Next regular HOA meeting will be May 15, 2023.