

Cedar Pointe Annual Meeting

April 22, 2023 10 a.m.

Number of voting members and proxies present: 29 (need 49); annual meeting election will continue on May 15 for the election of Ellen, Cindy, and Cliff

Board Members Present: Cliff, Terry, Scott, Cindy, Rebecca, Ellen, Phyllis

Quorum: No quorum of homeowners, but quorum of board members

Called to order: 10:20 a.m.

President's Report (Cliff)

- Installed five park benches
- Retaining wall phase three completed; between dumpster and 600
- Google Fiber installed
- Build 100 driveway loop should be completed next week
- Operating account is at \$65k; reserve fund is at \$135k; both healthy
- Big project coming up next year with retaining wall near 600 and 900
- Power washing is next week on Wednesday and Thursday; front of all buildings and some of the dirty sidewalks will be done this year; as the budget year proceeds, if there are extra funds additional power washing will be explored
- Some new plants will be planted in certain areas once power washing is done
- Next house concert on May 20

Rental Cap Amendment (Terry)

- Planning to have amendment vote on May 20
- Exploratory survey in the past showed that a majority of respondents were in support of some type of rental cap
- Suggesting a cap of 25% units being rentals; this equates to 24 units
- Suggestion of a lease being at least six months
- Likely to have exception for hardships to lease unit if owner needs income from rental unit and rental cap already reached
- Last attempt at amendment fell 12 votes short because high bar (75% approval) for bylaw changes according to covenants
- Would also add a cap of 50% rental units per building
- Also considering lowering that to about 66% as part of this amendment change
- Planning to have these items firmed up and communicated about late next week
- Will also be listening to owner concerns to see how they can be incorporated into planned amendment
- Questions from and discussion with owners about the amendment

Adjourned at 11:21