

Cedar Pointe Condos HOA Meeting

May 15, 2023

Meeting called to order at 7:28

All directors present; quorum of homeowners and proxies

Continuation of annual meeting from April 15

Vote to re-elect: Cliff, Cindy, and Ellen to two year terms

Re-elected by unanimous hand vote

Fire in building 300 last week on porch; no sprinkler heads on porches; that's why strict about no flames on porches; caused by cigarette that smoldered and caused fire after resident left for work; next door neighbor saw flames on porch and called 911; fire was halfway up wall before extinguished; just a bit longer before fire put out would have likely caused porch above to catch fire; tiki torches also on porch that have been told to remove; board considering daily fine if tiki torches remain present

Should have adequate insurance coverage for fire instances like this; deductible is \$2500

Recently replaced faulty flow sensor switch in 900 fire sprinkler system; was under warranty because replaced prior year

Request to replace wooden porch railing with vinyl in 626; approved by ARC

Issues with critters in 500, 700, 900 building chimneys; waiting on estimate to have chimney toppers repaired/added to keep animals out

Driveway project near 100 almost complete; should be done this week

Re-stripping of fading stripes and numbers in community; estimates being collected now

Water usage is down, largely due to fewer leaks; water is the HOA's largest monthly expense

PVC irrigation/water spigot pipes being replaced due to breaking after becoming brittle and/or freezing

Saturday, May 20 – Singer-songwriter Rupert Waites will be playing at Edgehill Farm clubhouse; requested admission is \$20

Next meeting will be July 17

Homeowner questions

- Cost of driveway project at 100 and stairs
 - \$17k
 - Project was done because delivery drivers had issues accessing the 100 building
 - Concern expressed from homeowner if 100 building is getting more funding/projects since three board members live there
 - Board feels that projects have been well distributed across community, especially over the longer term
- Also discussion of power washing on backs/sides of the buildings, specifically 600
 - Discussion of spider web knock downs; also planning to do again this year
 - Board will look into this further
- Discussion of noise from upstairs neighbors
- Discussion of screened porch

Adjourned at 8:02 p.m.

Board members vote to appoint Wayne Barber to the board.