

Cedar Pointe HOA July 2023 Board of Directors Meeting

Called to order at 7:03 p.m.

Directors Present: Cliff, Terry, Scott, Wayne, Cindy, Ellen, Phyllis; Scott Hemphill from Elite

Directors Absent: None

Quorum present

- Finance
 - No concerns from Scott H
 - A few mistakes in financials report
 - Two items were added to utilities line item that should go elsewhere
 - Pest control should be moved to “Exterminating and Pest Control” line item
 - Trash Pickup (about \$874) needs to move to “Waste Removal” line item
 - Administration: “Meeting Expense” needs to be moved from “Administration” to “Miscellaneous and Social”
 - \$61k in operating account; \$147 in reserve account
 - Overall financials are on track for the first six months of the year based upon the year’s budget
- ARC Violations
 - Pool users parking in numbered spots; this is especially problematic for 500 building residents
 - Instructed to put a note on windshields as last warning before towing
 - An email message was sent to all Edgehill Farm homeowners about this issue
 - Suggested clarification to parking rules:
 - All residents’ vehicles should be parked in their own designated numbered parking spots. Park additional vehicles in unmarked parking spaces. Double parking is not allowed. All vehicles must have a valid registration and current license plates. Any vehicle that is NOT in drivable condition may not be parked in any Cedar Pointe parking lot.
 - Trailers, campers, storage containers or commercial trucks may not be parked in any lot overnight without prior written permission from the Board. Visitor spaces across from the clubhouse are for pool and clubhouse users. Violators' vehicles are subject to towing at the owner’s expense. Contact our community manager or a board member to report violations.
 - Suggestions of adding parking stickers for residents, but many of the other board members are not amenable.
 - Also suggested edit to storage rule number 18:

- No storage is allowed under walkways, stairways, or common area of any building. Limited common areas such as porches/decks may not be used for storage. They must be neat, free of flammable materials, and free of clutter.
 - Rule 2 needs to be revised by a board member.
 - Scott volunteered to make an initial draft.
 - Will likely also incorporate rules 3 and 4 too
- Building Maintenance
 - Repairs as needed on chimney caps from animals entering
 - Trim paint and deck stain touchup happening this summer on front walkways/stairs; Blue Ladder to provide rough estimate
 - Multiple water leaks recently and are being addressed individually
 - Many of these were due to A/C drain lines not being kept clear
 - Email sent about how to keep drains clean
 - Some gutters and downspouts issues have been fixed but more are needed and being addressed
 - Exploring arranging chimney and dryer vent cleaning in October as part of Fire Safety Month
 - Also mention checking smoke detectors
 - Fire Department will come install lithium battery smoke detectors if a resident requests
- Grounds Maintenance
 - Striping refresh in parking lot; cannot get a date from Raleigh paving
 - Driveway project near recycling building and 100 building 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.
 - Timber retaining wall replacement: phase 4 in 2024.
- Trash and Recycling
 - Starting to be an issue with dumping at dumpster enclosure again
- Utilities
 - Looking good in general
- Miscellaneous
 - Rental cap proposal handout from Terry

Adjourned at 8:22 p.m.