

## September 2023 Cedar Pointe Board of Directors Meeting

Directors Present: Rebecca, Cliff, Phyllis, Terry, Scott; Scott Hemphill from Elite Management also present

Directors Absent: Cindy

Quorum of directors

Called to order at 7:01 p.m.

- Finance
  - Financials are generally proceeding on budget, but fire sprinklers might be a bit higher than usual, but that is largely due to last year's fire expenditures were billed lately; when the two years are looked at together
    - Unexpected repairs to water pipes from fire hydrant systems into buildings
    - Have also had pressure sensor switches need to be repaired/replaced
  - 2024 draft budget
    - Will be reviewed in executive session at end of meeting and voted upon
    - Currently looking at a \$15 per month increase in monthly dues; due to increases in expenditures and also required increase due to most recent reserve study; from \$285 to \$300 per month
    - Planning according to reserve study prevents the HOA from having to get a loan or conduct a special assessment to complete needed projects
    - The reserve study is created by a civil engineering firm and updated approximately every three years
- Building Maintenance
  - Deck and trim touch ups began last week and are still continuing
  - SW corner of 500 gutter being worked on in near future
- Grounds Maintenance
  - Looking into speedhumps; possibly three along Springfork Dr; will eventually be getting quotes and figuring out when/if it makes sense
    - Suggestion to also possibly consider rumble strips or convex mirrors instead of or in addition to
    - Terry will have a report in the next board meeting
- Communications and Security
  - Asking people to promptly report lighting issues
- Trash and Recycling
  - Brief dumping problem (again) recently
- Utilities
  - Water usage has been better recently and seems to currently be under control
  - Most of the water usage issues tend to be from issues with a toilet flapper
- 2024 Budget

Rebecca makes motion; Phyllis seconds; passes unanimously