

Cedar Pointe HOA January 2024 Meeting Minutes

January 22, 2024

Directors Present: Cliff, Terry, Phyllis, Rebecca, Scott, Cindy; Scott H from Elite Management

Directors Absent: none

Called to order at 7:05 p.m.

- Finance
 - Nothing out of the ordinary with arrears
 - Operating and reserve accounts in good shape
 - About \$100k of reserve accounts are in six month CDs to earn interest
 - Budget for 2023
 - \$19k over budget
 - Some of this is due to deductible money that has not come in from previous fire in 300 building
 - Storm damage in 100 on roof and trim
 - Fire control systems in several buildings was \$9k over planned budget
 - More painting had to be performed than planned
 - Water/sewer was more than previous year but was still under budget; this was due to rates increase from town
 - Some of the other budget items were under their budgeted line items
 - Current HOA dues are \$300 per month whereas the NC average is \$385 per month
- ARC and Violations
 - Working on solving an issue. Our attorney has been consulted. While discuss progress on this in executive session at the end of this meeting.
- Building Maintenance
 - Overhead light fixture cleaning done. Window Ninjas did nice work.
 - Have received two quotes from different companies to handle annual power washing
 - Residents have expressed interest in more comprehensive power washing and expending more money to do so
 - New quote will cover entire buildings (except for resident's individual porches) as opposed to just the fronts and selective sides as in previous years
 - Will also begin alternating between cleaning sidewalks and curbs every other year
 - Board votes unanimously to go with new power washing company and contract
 - New mailboxes installed in garage. Blue Ladder did a good job. Invoice coming.
 - Discussion of installing awning above mailboxes

- Received quote is about \$1,200 and will match the other awnings in the community
 - Board member unanimously approve
 - Sprinkler system repairs
 - Cliff going back and forth with vendor to get quote on needed repairs
 - 18 sprinkler heads that need to be replaced
 - There are also system/pump repairs
 - Scott H will be coordinating repairs once they are ready to be scheduled
 - Discussion of getting a different fire protection company for quotes for the upcoming inspections in the fall
 - Fireplace Flue
 - Owner of 715 asked us to look into a problem with the chimney flue caps affecting 715-725-735
 - Discussion of who is responsible for this maintenance? Both the flues within the chimney and also the chimney caps on top of each flue.
 - This discussion was for the three older buildings (500, 700, 900)
- Grounds Maintenance (and landscaping)
 - Speed hump survey and next steps
 - Over 60% of respondents were in favor of some sort pavement markings reminding drivers to slow down
 - Not enough support for speed humps, so there are no plans to move forward with that at this time
 - Terry to get more information on dimensions, longevity, and cost of pavement markings
 - Terry will look into crosswalk stripping from 600 to lake in front of club house and also between dumpster stairs and recycling building
 - Waiting on estimate to improve path at SW corner of building 600
 - Will be discussed in executive committee
 - Discuss landscaping plan (Terry)
 - Potential ways to change how annual budget is spent; this was deferred to next board meeting for sake of time
 - Planning to do a large mulch replenishment this year
 - Timber retaining wall replacement: phase 4 in summer of 2024.
 - Will be getting updated quote to see how the cost may have changed due to supply cost adjustments
- 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 any lighting problems promptly. We are replacing sensors building by building.
 - New light and timer installed at building 600 SW corner at path.
 - If you see questionable activity anywhere in our neighborhood, please report it to a board member, Elite Mgmt., or Cary PD.
- Trash and Recycling

- Dumping continues to be an occasional problem at the dumpster enclosure and recycling garage.
- Utilities
 - Daily water usage alerts for each building monitored daily; toilet leaks confirmed in several recent usage spikes. Check your flappers!
- Miscellaneous/administration
 - Discuss covenant language survey results. (Terry)
 - Survey about changes regarding rentals
 - Want to send out new survey with additional amendments to the language to gauge sentiment prior to an official amendment vote being made
 - Community manager at Elite, Scott Hemphill 919-233-7660 x254
 - Scott's assistant is Breanna Mack 919-233-7660 x230

Executive Session