

Cedar Pointe HOA 2024 Annual Meeting – Second Attempt

May 20, 2024 7 p.m.

Directors Present: Cliff Lamson, Phyllis Gladstone, Scott Thompson, Cindy Brand, Rebecca Smith; Nick from Elite Management

Directors Absent: Terry Tuthill

Quorum of Directors: Yes

Between proxies and homeowners in attendance: 49

Quorum of homeowners: yes

Meeting called to order at 7:18 p.m.

- BOD Election: Slate of board members (Terry, Scott, Phyllis, and Rebecca) re-elected
- Three homeowners very behind on dues; being handled by the standard processes of notices and collections
- April financials seem ok at initial glance
- Power washing was completed recently but lots of re-work by the vendor to make sure that everything was done appropriately
 - Will continue to do similar scope of power washing in subsequent years
 - Hoping to clean curbing rather than sidewalks next year
- Gutter cleaning occurring next week beginning with building 900 and ending at building 100
- Timber retaining wall near 600 and 900 to be replaced in July; will likely cause parking inconveniences near those buildings for about a month
- Trash and recycling is costing about 20% more than budgeted because variable surcharges in the contract for things such as fuel are higher than expected
- Door to recycling building has been opening and not catching well; Cliff will take a look
- Water usage has been improving; this might be due to the town having proactively replaced four meters
- Previously hosted live concerns in club house, but attendance wasn't great; if anyone has suggestions for performers, reach out to Cliff via email
- Edgehill Farm HOA is responsible for the clubhouse, pool, path around the lake, and the common area within Edgehill Parkway; any concerns with these items should be sent to Edgehill Farm HOA via Greyson Katkaveck (GreysonKatkaveck@elite-mgmt.com)

- Requested quote from SmokeAlert to inspect chimneys in older buildings to see what repairs/improvements might be needed; the vendor has not yet responded with when they may come to inspect
- Discussion of adjusting community rules surrounding window treatments and personal belongings displayed in windows
 - Cliff's initial proposal was to make the following change:
 - (14) Windows and window treatments
 - a) windows are the responsibility of the homeowner, including cleaning, repairs and replacement
 - b) replacement windows must match the design and color of the old windows
 - c) Window dressings such as blinds, shades, and draperies must be the color white facing out to match the building trim and must be in good repair
 - d) windows may not be used to display personal objects of any kind
 - After discussion, the language of (c) will be updated to recommend rather than require the color white: "Window dressings such as blinds, shades, and draperies are recommended to be the color white when facing out to match the building trim. They must also be in good repair"
 - After discussion, section (d) will be dropped but potentially revisited if major issues arise in the future

Owners/Residents Questions

- Annoyance with water meter attached to fire hydrant near 500/700; this should be removed soon
- Question about chimneys – fireplace and flue are responsibility of homeowners; same with dryer vents

Adjourned at 7:54 p.m.