

July 2024 Cedar Pointe HOA Meeting Agenda

July 15, 2024

Call to order at 7:06 p.m.

Directors present: Cliff Lamson, Terry Tuthill, Cindy Brand, Phyllis Gladstone, Scott Thompson; Nick Ruden from Elite Management

Directors absent: Rebecca Smith

Quorum: Yes

Status by Committee

- Finance and Insurance
 - Nick will talk to board in closed session at end of meeting
 - June financials are looking good and on track as expected halfway through the year
 - Property insurance has been updated with a new company (Honeycomb) as of July 1; new insurance has lower annual premium (\$25,500) but higher deductible (\$10,000); solicitations for quotes were much higher than in the past or refused to quote; all new policies combined are \$8,000 lower than previous year; this company does not appear to be admitted within the state of NC – this means they do not have to adhere to NC insurance law and could result in longer turnaround times
- Building Maintenance
 - Discussion within closed session to determine if/how to make storage and recycling building improvements
- Grounds Maintenance
 - Timber replacement wall should have started today; will be delayed until Wednesday because of delay in delivering materials
 - Raised sidewalk panel near 100 building that will be looked at by Blue Ladder
- Trash and Recycling
 - Trying to switch from GFL to Republic for trash and recycling; this would save about \$400 a month; Nick is looking at how the end the GFL contract
 - Curbing across from dumpster enclosure crumbling from trash truck hitting it; looking at what could be done to repair or move the curbing to give the trucks more space
- Communications and Security
 - Scott working on improving the website
 - Issues with trespassers at the lake and causing other disturbances. Fishing hooks, trash, and fishing lines are being left behind. Wildlife injuries are

occurring. If you discover non-residents fishing in our lake, call the Cary PD non-emergency line to report trespassers.

- Utilities
 - The Town of Cary replaced five of six water meters proactively and water billing averages have been questionable. They were 20% lower than average in May, then 20% higher than average in June. We don't know why, but will continue to monitor Aquastar regularly.
 - Overall water/sewer costs are tracking as expected against budget

General meeting adjourned at 8:00 p.m.

Closed Session

- Discussion of running electricity to the recycling garage for lighting and garage door opener; also discussion of adding HOA storage closet at the recycling garage; Terry makes motion to approve; Phyllis seconds; all vote yes to proceed in 2025. This will be funded from reserves "allocation for underground utilities and repairs".
- Discussion about our attorney's performance lacking. We are contemplating switching from Jordan Price to Law Firm Carolinas. We will have a final decision on or before our next board meeting.

Adjourned at 8:17 p.m.