

Cedar Pointe HOA Meeting Agenda

September 23, 2024

Call to order: 8:05 pm

Directors present: Cliff, Cindy, Phyllis, Rebecca,

Directors absent: Terry, Scott

Quorum: Yes

Status by committee:

Finance & Insurance

- HOA arrears: collection status. Nick, please follow up on any homeowners in arrears
- August financials. No significant concerns other than spending on legal fees
- The 2025 Budget draft was discussed. Answered some questions. Verbally agreed to approve this budget.

ARC and violations

- ARC –
- Waiting on action by the FHC on a complaint out of bldg. 600.
- Secondhand smoke issue in bldg. 700, specifically unit 731 smoking pot and creating a nuisance to surrounding condos. The tenant has (mostly) moved out.

Further Action: 1) ask the owner to prohibit smoking for all future tenants; 2) Ask a licensed contractor to inspect ventilation in the affected condos and recommend improvements to get the building up to code 3) adopt a new rule prohibiting pot smoking/vaping.

Building Maintenance

- Garage project approved for next year. Electrify and add a storage closet.
- Water damage repairs are underway at 636 & 626. CTI is the contractor.
- Repairs to the sidewalk at the south entrance of bldg. 700 complete. Some cleanup still needed.
- Follow up with Smoke Alert on chimney inspections (Cliff)
- Porch washing coming up Oct 7-10. Nick is coordinating.
- Ask Smoke Alert commercial division to clean the dryer vents again. Cliff will look into this. Board must approve expenditure and reimbursement plan.

Grounds Maintenance (and landscaping)

- Timber retaining wall replacement: Phase 4 is complete. We need some re-restripping
- Dying trees north of building 100 are very concerning. What is the plan, Terry? Is Edgehill Farm responsible for all these trees?

- Discussed the need to clear out the weeds and poison ivy south of building 700. Split the cost with Planters Point. We all agreed this needs to be done soon.

Communications and Security

- Cedar Pointe website is at cedarpointecondos.net. You will find news, reminders, rules, legal documents, etc. on this website. It is password-protected. cp2020-135. Scott recently completed an update.
- Please report any lighting problems promptly. We are replacing sensors building by building.
- If you see questionable activity in our neighborhood, please report it to a board member, Elite Mgmt., or Cary PD.

Trash and Recycling

- Our contractor has agreed to lower our monthly fee by \$300 to keep us from switching vendors.

Utilities

- Daily water usage alerts for each building monitored daily; toilet leaks confirmed in most usage spikes. Check your flappers!

Miscellaneous/administration

- Community manager at Elite, Nick Ruden. 919-233-7660 x218
- Nick's assistant is Jarret Reynolds x217

Live music in the Edgehill Farm Clubhouse- No concerts planned.

Edgehill Farm HOA

EFHOA is responsible for the lake, walking path, clubhouse, pool, and other common areas.

Questions or concerns should be directed to Greyson Katkaveck greysonkatkaveck@elite-mgmt.com at Elite Mgmt. or Board President Kelly McCullen at kellymccullen@gmail.com

Homeowner comments/questions:

All comments addressed above.

Social Committee

No plans currently.

Meeting adjourned at 8:25 PM. The next meeting is November 18, 2024.

Executive session: Board member discussion for sensitive issues. Nothing discussed.