

Cedar Pointe HOA Meeting Agenda

November 18, 2024

Call to order:

Directors present:

Directors absent:

Quorum:

Status by committee:

Finance & Insurance

- HOA arrears: collection status. Nick, please follow up on any homeowners in arrears.
- October financials. Over budget in several areas.
- The 2025 Budget is in place. You can view it on our web site. Monthly fee will be \$312 effective Jan 1, 2025. Edgehill Farm fee will be \$55.

ARC and violations

- ARC –
- Waiting on action by the FHC on a complaint out of bldg. 600. We have requested action to resolve this issue.

We adopted a new rule on smoking and illegal drug use. See rule 15 in the rules tab on cedarpointecondos.net.

Building Maintenance

- Water damage repairs are complete at 636 & 626. Taylor Restoration and CTI were the contractors.
- Follow up with Smoke Alert on chimney inspections (Cliff) Unresponsive.
- Porch washing done. 83 porches done. Southern Shine did good work. Please pay back your HOA by the end of Nov.
- Ask Smoke Alert commercial division to clean the dryer vents again. Unresponsive.

Grounds Maintenance (and landscaping)

- Partial collapse of retaining wall during storm. Insurance adjuster assigned. Delayed response due to extensive claims in western NC. Blue Ladder working to get approval on quote. We will need some re-restripping as well.
- Dying trees north of building 100 are very concerning. What is the plan, Terry? Is Edgehill Farm responsible for all these trees?
- Davis Landscaping cleared out the weeds and poison ivy south of building 700. We split the cost with Planters Point.

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.
- If you see questionable activity in our neighborhood, please report it to a board member, Elite Mgmt., or Cary PD.

Trash and Recycling

- GFL has lowered 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:

Social Committee

Let's discuss holiday party plans.

Meeting adjourned at _____ PM. The next meeting is January, 2024.

Executive session: Board member discussion for sensitive issues, if needed.