

Cedar Pointe HOA Board of Directors Meeting

November 18, 2024

Called to order at 7:05 p.m.

Directors Present: Cliff Lamson, Terry Tuthill, Phyllis Gladstone, Scott Thompson, Rebecca Smith, Cindy Brand

Directors Absent: None; Nick Ruden from Elite not able to attend due to scheduling conflict

Quorum: Yes

- Finance and Insurance
 - HOA arrears: only three homeowners are behind and are being handled according to standard process. Nick, please follow up on any homeowners in arrears.
 - October financials. Over budget in several areas.
 - Income is higher than planned because of insurance claim deductible from prior year repaid by owner.
 - Transfer of \$20k from reserves to operating account to keep it from being too low.
 - Still waiting on porch paybacks from owners by end of November to help balance power washing line item. Two complaints from owners not remembering to opt-out prior to work being done.
 - Slightly over on electrical services because more lights have needed to be replaced than expected, and a new timer was added at 600 building.
 - Grounds maintenance slightly higher than planned.
 - Utilities are lower than budgeted because of negotiated rate reduction from waste company.
 - Legal bills have been much higher than planned due to matter with homeowner.
 - Need to make sure the management company is posting bills to the appropriate months to make sure costs are being reported against the appropriated budget year.
 - The 2025 Budget is in place. You can view it on our web site. Monthly fee for Cedar Pointe will be \$312 effective Jan 1, 2025. Edgehill Farm fee will be \$55.
- ARC and Violations
 - Approved window replacement on one unit within 900 building.
 - Waiting on action by the FHC on a complaint out of bldg. 600. We have requested action to resolve this issue.
 - Considering switching attorneys after this matter is resolved to help with more expeditious resolution to matters.

- We adopted a new rule on smoking and illegal drug use. See rule 14 in the rules tab on cedarpointeconos.net.
- Building Maintenance
 - Fire suppression system checking is scheduled for this Wednesday (11/20).
 - Water damage repairs are complete at 636 and 626 due to leaking chimney. Taylor Restoration and CTI were the contractors.
 - Cliff has been attempting to follow up with Smoke Alert on chimney inspections, but the company has been unresponsive. Cliff will be checking to see if other companies can do the work.
 - Porch washing done. 83 porches done. Southern Shine did good work. Please pay back your HOA the \$75 cost by the end of November.
 - Cliff has been trying to ask Smoke Alert's commercial division to clean the dryer vents again, but the company has been unresponsive.
 - Vinyl siding replacement for 500 and 700 is upcoming in the reserve plan
 - Terry suggests looking into using Rhinoshield instead of vinyl siding since it comes with a 25 year warranty
- Grounds Maintenance and Landscaping
 - Partial collapse of retaining wall during storm. Blue Ladder quickly submitted claim, but it took weeks for an insurance adjuster to be assigned. Delayed response due to extensive claims in western NC. Blue Ladder working to get approval on quote. We will need some parking lot restriping as well.
 - Repaired wall will be shored up even more than it was before with deep anchors.
 - Consider temporary parking spot marking for four affected homeowners in 600 building. Cliff will ask handyman to look into this.
 - Dying trees north of building 100 are very concerning.
 - Kelly from Edgehill Farm and Terry have been discussing how to proceed. The trees are located on Edgehill Farms common land.
 - Town of Cary has tree watching program that reviews trees in town.
 - State now requires dam safety plan for all dams, and this reduced Edgehill budget and impacts the replacement timeframe for the trees.
 - There is no specific plan at the moment, but it is being strongly considered. Most likely will be replaced with evergreens and/or trees that won't lose their leaves, and there will be four types of trees so there's less homogeneity in tree type.
 - 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 cedarpointeconos.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!
 - Consider doing educational campaign that includes dye tablets.
 - Could be part of a biannual (fall back; spring forward) campaign for people to check their smoke alarm batteries and toilet flappers
- Miscellaneous/Administration
 - New law passed by Congress (Corporate Transparency Act) that includes HOAs; all board members must fill out information on website that will be compiled into report that is submitted
 - Will be moving board meetings to second Monday of every other month in 2025 to accommodate Nick's schedule
 - Community manager at Elite, Nick Ruden. 919-233-7660 x218
 - Nick's assistant is Jarret Reynolds x217

Next meeting will be January 13, 2025

Meeting adjourned at 8:06 pm