

Cedar Pointe HOA Board January 2025 Meeting

January 13, 2025

Called to order at 7:10 p.m.

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

Directors absent: Rebecca Smith

Quorum of directors present

Status by committee

- Finance and Insurance
 - Nick is keeping an eye on arrears and handling according to set process
 - 2024 financials
 - Over budget in several years and under budget in other areas
 - Cliff would like to review 2024 financials but is having trouble getting into CINC system to view reports
 - Unexpected leaks, fires, and attorney fees helped contribute to being slightly over budget in some areas
 - 2025 budget is in place
 - Cedar Pointe and Edgehill Farm dues have increased to \$312 and \$55 per month, respectively
- ARC and Violations
 - No outstanding ARC requests
 - 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
 - Cliff had asked several months ago for Smoke Alert to look at chimney caps on buildings because animals were getting in; confusion on Smoke Alert's end to do chimney flue inspections rather than chimney cap inspections; Smoke Alert should be on site in the coming weeks with a drone to review chimney caps and make a recommendation
 - Dryer vent cleaning is the responsibility of each homeowner
 - Standard pricing is \$125 per individual unit
 - Would also include fiber optic inspection of dryer duct
 - Smoke Alert would not respond with a quote
 - JNJ Dryer Vent Cleaning did provide a quote
 - All firemen employees
 - All done from outside of building

- Pricing dependent upon number of units inspected
 - \$60 if at least 75 units sign up
 - \$75 if at least 50 units sign up
 - Board will need to discuss how to proceed
 - Possibly include in 2026 budget as part of inspection and cleaning; Cliff will explore if they can do a price lock for next year based upon currently quoted rates
- Decking replacement
 - Cliff brought Trex/composite deck examples
 - Would like to do a small project prior to the full project in 3-4 years
 - This “test case” would provide an opportunity to see how the material weathers and holds up in regular usage
 - Cliff will be meeting with a composite flooring expert to see what this test cased project would cost
 - Will need to plan financially for the full project in 3-4 years
 - Terry mentions exploring an alternative Trex-like product named FiberCore
- Grounds Maintenance and Landscaping
 - Tree trimming scheduled for Friday, January 24
 - Retaining wall collapse repairs
 - Contractor’s insurance would not cover repairs and neither would Cedar Pointe’s
 - Cedar Pointe will split \$30k repair cost with contractor; Cedar Pointe will pay \$15k and contractor will pay \$15k
 - Will be starting any day – should be this week
- Communications and Security
 - Theft in building 500 week of January 1; burglary but not break in because the door was left unlocked; purse robbed – credit cards and cash; police are investigating; make sure that door is locked when leaving unit even for a moment
 - Lighting issues
 - Report of lighting issues in 500 where corner units are dark during the day; will investigate replacing lighting fixtures with new fixtures that include built-in light sensors
 - Landscape lighting was on during the day (2 p.m.) near 500 last week and today; Terry will investigate
 - Please report any lighting problems promptly.
 - If you see questionable activity in our neighborhood, such as strangers hanging around, please report it to Cary PD or a board member or Nick at Elite Mgmt.
- Trash and Recycling
 - GFL is doing a good job for us.
- Utilities

- December was a bad month for water leaks. Daily water usage alerts for each building are monitored daily; toilet leaks are confirmed in most usage spikes. Check your flappers!
- Terry is resigning on January 31 since he will no longer be a homeowner
 - Cliff presented Terry with a plaque for his many years of dedicated service
 - Thank you Terry for all that you've done to improve the curb appeal and so much more within the community!
- Resident Questions
 - Walkway at bottom of 300 usually overwhelmed by mulch and covered in dirt; possibly hose off; need to remove too much soil that is constantly washing out

Next Meeting on March 10

Adjourned at 7:53 p.m.