

Cedar Pointe HOA March 2025 Board of Directors Meeting

March 10, 2025

Called to order at 7:04 p.m.

Quorum of directors

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

Directors absent: Rebecca Smith

- Financials
 - Only one account that owes more than \$400, but this is a regular occurrence with this owner and will be handled according to standard process
 - Water/sewer over budget by about \$1,449 over the previous two months; due to leaks (usually toilets)
 - Spike in building 100 with intermittent high usage – likely from a toilet running
 - At current pace would be over budget in this area by \$9000 which would increase HOA dues
 - Cliff will work with Nick to send out email showing likely monthly dues increase from this amount of budget overrun
 - Bank balances
 - Operating: \$34,080
 - Reserves: \$188,183
- ARC and Violations
 - No ARC submissions
 - Waiting on action by the FHC on a complaint out of bldg. 600. We have requested action to resolve this issue.
- Building Maintenance
 - Building 100 and 600 entrances need repair and stain touchup
 - Cliff has talked with Blue Ladder to do this on a T&M basis
 - Waiting to hear from Blue Ladder about when this work will be done
 - As part of this work Cliff will ask Blue Ladder about small test case of Trex decking at entrance of 600 per discussion in January 2025 meeting
 - Power washing will be done in May
 - First time curbs will also be done
 - Includes all sides of buildings and all common areas but no porches

- Work will likely be completed in the first week of May
 - Chimney inspections
 - Smoke Alert is unresponsive to do this work
 - Had been asked to check if chimney caps need to be repaired or replaced on 500, 700, and 900 buildings
 - Nick will see if there are any other good contractors to do this work
 - Dryer very cleaning
 - Cliff would recommend dropping due to logistical difficulty
 - Price per unit \$60-125 per unit based upon number of units having work completed
 - This price is for work done completely outside
 - Would have also done dryer vent cover repairs (at additional cost to homeowner) if needed
 - Discussion of considering collecting payment in advance at \$125 and having balance of amount credited back to HOA account based upon number of units that sign-up and submit pre-payment
 - Nick will also look to see if there is a company that will handle coordination and take direct payment from the homeowner
 - Squirrel issues in two buildings required critter removal services
 - Downspout repairs completed in several locations
 - Inspected all buildings to make sure that downspouts were connected to hoses and that the hoses were not broken. Repairs have been implemented.
- Grounds Maintenance (and landscaping)
 - We replaced the old wooden handrail by the stairs at NE corner of bldg. 600 with a new aluminum handrail
 - The retaining wall by bldg. 600 has been repaired.
 - Restriping of the parking lot in zone 1 & 2 complete. Zone 3 & 4 delayed due to budget constraints.
 - We have 46 crape myrtles on the property. Some of them have bark scale that needs to be treated. Davis quoted \$5,390 to treat them all. I have asked for an alternate quote.
 - Would require three treatments over a year. This price is for all three treatments.
 - If this work is done, it would be funded from reserves
 - Will explore other landscapers to explore if all trees need to be treated or only those impacted
 - Mulch replenishment on March 24

- Landscaper can usually work around parked cars, but there may be piles of mulch in the parking lots for a few days while dispersing it
- Communications and Security
 - Lock your front door when you go out, even for short absences.
 - Please report any lighting problems promptly.
 - Issues in bldg. 700 recently resolved.
 - There were several issues with circuit breakers needing to be replaced and short circuits also needed to be resolved
- Trash and Recycling
 - GFL is doing a good job for us
- Utilities
 - Daily water usage alerts for each building are monitored daily; toilet leaks are confirmed in most usage spikes. Check your toilet flappers!
- Miscellaneous/administration
 - We are down to five board members. We could use two more. Contact Cliff or Nick for more info if you are interested in serving.
 - Scott will serve as vice president now that the position is vacant after Terry's resignation (and move from the neighborhood). Vote amongst board members present unanimous.
 - Reserve fund projects planned for this year include
 - Replacement of wooden fences with vinyl
 - The goal is to replace them before they need painting again, but they are in good condition, so don't need to be immediately replaced
 - These fences are in front of 100, 300, 600
 - Would replace with vinyl fencing of a similar style to what is on the side of 900 so that all fences in the communities are of the same style
 - The installation of a retaining wall behind bldg. 300
 - There is a flat space behind 100 building, so it would not also need similar work
 - This is between the building and the lake
 - Makes work hard and dangers for contractors
 - Doesn't need to be immediately completed, so will likely defer from this year; will revisit next year unless something requires more immediate action
 - Electrifying our recycling garage

- Also add storage space for HOA equipment (water hoses, etc.)
 - Would include lighting and a garage door opener
 - Would be about \$15k for total work
 - Explained in prior email from July 13
 - Have estimate from Duke Energy to extend service
 - Estimate from Blue Ladder for building storage extension
 - Third estimate from Provident Electric to install panel, circuits, etc.
 - Would also require permits
 - Fourth estimate for garage door quote
 - Might want to hire general contractor to coordinate all permits and different types of trades
 - Nick to send Cliff suggestions for different general contractors to assist with this project
- Social Committee
 - Consider doing a board celebration for Terry; Cindy will explore options such as catering a dinner at the club house; would be self-funded by board members
 - Will consider doing an ice cream social when the weather warms
- Annual Meeting
 - Informational meeting on Saturday, April 12
 - Meeting will be held online
 - Will collect nominations ahead of time; short bio and why they want to join the board should be submitted; will be sent with the save the date announcement
 - Cindy and Cliff would be up for re-election this year
 - Have always had in person annual meetings, but can be easier to do online
 - Can have informational meeting at a different time than getting proxies for election of board members
 - A remote meeting is now possible as a “Meeting by Mail” according to NC law
- Elite Management Administrative Updates
 - Will be updating emails (generic Cedar Pointe email), easier to submit work orders, phone system and number will also be updated
 - Nick will be sending out announcement with more details tomorrow

Meeting adjourned at 8:01 p.m.