

Cedar Pointe HOA 2025 Annual Meeting

April 12, 2025 at 10 a.m.
Zoom

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

Directors absent: Cindy Brand, Rebecca Smith

President's Report

- Had an issue with the retaining wall collapse near building 600 in September 2024. Occurred during Hurricane Helene. The wall wasn't fully complete when a deluge of rain came and led to its collapse. The wall has been fixed and is solid now.
- Half of the parking lot was re-stripped after the retaining wall replacement project. The second half of the parking lot will be striped next year or late this year depending upon budget.
- Bark scale on about half of the crepe myrtle trees in the neighborhood. We will be treating the trees that have bark scale present. Without treatment the trees won't be as healthy, stop flowering as much, and potentially die.
- Chimney issues on older buildings (500, 700, 900). Company inspected the chimneys (caps, chases, roofing issues, siding problems, etc.). Currently sourcing a contractor to make the necessary repairs. Nick is working on identifying such a contractor. These repairs would be made out of the HOA's reserve funds. This work will be funded by delaying a new retaining wall project behind building 300. That retaining wall work may not be necessary, and the board will check with a civil engineer to explore the necessity of this when our reserve study is next updated. The chimney tops have lots of rust which thins the metal and allows squirrels and water to enter. The repair needs for each building will be different. Some chimneys might just need small fixes whereas other might need more extensive work. The chimneys in buildings 100, 300, and 600 are purely cosmetic. The gas flues are vented differently. The board will need to consider how to handle maintenance of these non-functional chimneys in a financially prudent way. Nick is working with Dan from Roofwise to see if any of this work could be handled under our 10 year roof warranties. Phyllis mentions there might be spare shingles that were leftover at 600 from when the roof was last replaced.
- 2024 budget was tough due to unexpected legal fees, building repairs, mailbox replacements, higher and higher water use. We also had higher income from insurance claims to offset some of those expenses, so the budget ended up ok overall.
- Water usage is trending upwards, and that is usually due to water leaks (most often toilet running unnecessarily due to flapper issues). This directly impacts the budget, and increases the possibility of extra dues increases in coming years.
- Power washing will be week of April 21. All common areas and curbs will be cleaned.
- Trouble getting quotes to improve the recycling garage with electricity and extra storage for HOA needs.
- Mention from homeowner that multiple residents might have been confused by a recent HOA email about making sure that main water cut-off valves (gate valves) aren't failing. Older valves are becoming corroded and can't be reliably turned. Scott to work on a new draft of the email to better explain.
- Repairs to common area walkways will be soon. Some of these are banged up, need boards replaced/repaired, and to have stained touched up. Ideally this work happen right after power washing, but there is some difficulty in finding a contractor.
- Question from resident about who has responsibility for fixing rotten wood on a unit's individual porch. Cliff is looking into who has responsibility based upon bylaws.

- Reserved study allocates funds for trim work repair and repainting across the community next year.
- Request from resident to send out a reminder to the community to not litter with cigarette butts when smoking on porches. Cigarette butts are also dangerous from a fire safety perspective. Nick will send out a reminder email.
- Nick will send out board election ballots via mail and email. Returned ballots will count as quorum. If not enough ballots are returned by the deadline, we will continue to push folks to fill out the ballots until we get enough to constitute quorum. Ballots can be returned via email or mail. Nick will provide clear instructions and make the process as easy as possible.
- It would be great to have more homeowners serve on the board.
- Comment from resident about issues with power washing company that was used last year. We have a two year contract, so we will be using the same company again this year. Last year the company had to come back multiple times to complete the work and it took longer than expected. Depending upon how they do this year, we may need to look into a different contractor next year. Nick has several contractors he can suggest.
- Resident mentions knowing of an electrician and carpenter that might be good to do HOA work such as the recycling garage.

Meeting concluded at 10:52 a.m.