

# **Cedar Pointe HOA Meeting Minutes**

May 12, 2025

Call to order: 7:06 pm

Directors present: Cliff, Phylis, Rebecca, Cindy

Directors absent: Scott

Quorum: **yes**

## **Status by committee:**

### **Finance & Insurance**

- HOA arrears: report collection status. Nick, please follow up on any homeowners in arrears.
- Financials through April look good, no surprises. Operating account and reserves are in good shape.

### **ARC and violations**

- ARC – new windows for 614 approved
- Still waiting on action by the FHC on a complaint out of bldg. 600. We have requested action to resolve this issue.

### **Building Maintenance**

- Gutter cleaning due; Cliff will call The Gutter King to schedule
- Common area decking repairs and stain touch-up; need to find a contractor
- We have a quote from JNJ Dryer Vent Cleaning. The price depends on how many homeowners sign up. Nick will send out a survey to see how many will opt in. The price will be between \$60 and \$125, depending on the number of opt-ins.
- Chimney cap replacements and roofing repairs are needed. Nick asked RoofWise for a quote. We should have it this week. Up to \$40K possible.
- Slow-rolling garage project. One quote so far: outrageous pricing. Cliff is looking at plan B, installing a vinyl storage shed and postponing electrification.
- Leak repair at 325 SFD. Taylor Restoration working on this.

### **Grounds Maintenance (landscaping)**

- Poison ivy is coming back near bldg. 700. Nick is arranging for spraying
- Bark scale on crape myrtles treated
- Sprayed for gnats

## **Communications and Security**

- The Cedar Pointe website is at cedarpointecondos.net. It is password-protected and contains news, reminders, rules, legal documents, and more. cp2020-135. Please report any lighting problems promptly.
- If you see questionable activity in our neighborhood, such as strangers hanging around, abandoned cars, or other strange things, 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**

Daily water usage alerts for each building are monitored daily; **usage is trending up**, and toilet leaks are confirmed in most usage spikes. Check your flappers!

## **Miscellaneous/administration**

- Parking violations; white Taurus near bldg. 900, grey car near bldg. 300
- Community manager at Elite, Nick Ruden. 919-679-4250
- Nick's assistant is Jarret Reynolds 919-679-4251

## **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](mailto:greysonkatkaveck@elite-mgmt.com) at Elite Mgmt. or Board President Kelly McCullen at [kellymccullen@gmail.com](mailto:kellymccullen@gmail.com)

## **Homeowner comments/questions:**

None

## **Social Committee**

We have a house concert planned for Sunday, June 8<sup>th</sup>, 4:00 pm.

## **Executive session:.**

Bruce Hobby was added to the board by the vote of the directors. He will serve until the next annual meeting, at which time he can run for a full two-year term. Welcome Bruce!

The meeting adjourned at 8:06 PM. The next meeting is July 14, 2025.