

July 2025 Cedar Pointe HOA Board of Directors Meeting

July 14, 2025

Director's Present: Cliff, Scott, Phyllis, Bruce, Rebecca

Director's Absent: Cindy

Quorum of directors present

Meeting called to order at 7 p.m.

Finance and Insurance

- Operating and reserve account balances are healthy, and finances are looking good.
- Also in good financial shape based upon upcoming forecast expenditures.
- One problem with a unit being in arrears that is being addressed with Elite and according to existing policy.

ARC and Violations

- Screened porch approved for 532.
- Still waiting on action by the FHC on a complaint out of building 600. We have requested action to resolve this issue.

Building Maintenance

- Common area decking repairs and stain touch-up; work began on July 14 in buildings 100, 300, and 600 by Cardinal Home Services.
- Latches on dumpster enclosure have been repaired to help them latch more easily.
- Fixing irrigation faucet/bibb on building 700 within the next week or so; water will need to be turned off to entire building for work to proceed, and this is being coordinated with residents.
 - Also, a broken irrigation issue in building 600 after some downspout work was done that is preventing piping from working. Cliff will look into this.
- We have a quote from JNJ Dryer Vent Cleaning and a survey was sent out to collect interested from homeowners
 - 36 said yes to cleaning, and one said no; 22 said yes, and 15 said no to vent cover repair if needed.
 - This likely isn't enough to proceed with a bulk work agreement with the vendor.
- Chimney cap replacements and roofing repairs to proceed at the end of July.
 - Roofwise, to do the work.
 - Coated aluminum roof/chimney caps will be replaced.
 - These caps had to be custom-made.
- Garage project.
 - Two quotes so far — both with outrageous pricing.
 - Cliff proceeding with a plan B due to cost, which involves installing a vinyl storage shed and postponing electrification.
 - Need a quote for a slab for a vinyl shed. Shed is under \$400.
 - Shed would be on the north side of the garage.

- Nick is getting quotes for this work.
- Leak repair at unit 325.
 - Taylor Restoration is working on this.
 - Work has been complete but now waiting to confirm that the root cause has been repaired.
- Sprinkler system maintenance contractor.
 - Homeowner wanted to repair/replace a single sprinkler head, and Summit estimated \$2k for this work.
 - Homeowner found an alternate company named Crawford that quoted \$500.
 - Nick has a few other companies he's worked with, and all seem to have good and bad qualities at different times.
 - Nick to get quotes for the community's fire suppression system from JD Sprinkler, Crawford, and potentially other providers.

Grounds Maintenance.

- Poison ivy came back near building 700.
 - Nick arranged for spraying.
 - Looking better, but the contractor might need to come back a second time.
- Courtyards are getting some needed attention from Davis Landscaping.
 - Started clean-up at building 300 on July 7th.

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

- Sharon from 600 has been doing great work helping keep the recycling garage clean. Thank you! Some residents (or others) continue to improperly dump trash in the recycling garage and causing a mess.
- Nick will make sure a large pipe and mirror are removed from the dumpster enclosure.
- This type of improper dumping requires special pickup costs of about \$130 for each pickup that has to be done for improper dumping.

Utilities

- Daily water usage is trending up over the past few years.
- In 2023, \$40k was spent on water; in 2024, \$43k was spent on water; in 2025, we are on track to be \$46-48k in annual water/sewer expenditure.
- Most buildings have more water usage, so this isn't just due to rate increases.

Miscellaneous and Administration

- Nick has been working on parking violations near the dumpster enclosure.
- Consider switching to a different law firm.
 - Nick has suggested Law Firm Carolinas.
 - The current law firm is double the price of many other law firms, and we've been having trouble with follow-through with the current firm.
 - We need to have an HOA-knowledgeable law firm.
 - Nick will look into what the switching process would entail.
- Scott is to look at wildlife cameras with a memory card that are also rechargeable and/or solar-powered.

Adjourned at 7:41 p.m.