

November 2025 Cedar Pointe HOA Meeting Minutes

Call to order at 7:00 p.m.

Directors present: Cliff, Phyllis, Cindy, Rebecca, Bruce, Scott

Directors absent: none

Quorum: yes

- Nick from Elite Management wanted to attend but could not due to this meeting being rescheduled; submitted the following items for discussion at the meeting
 - Summit fire sprinkler inspection is still scheduled for tomorrow (11/18)
 - Still waiting on update from Roofwise for chimney cap replacements
 - Nick has a new assistant: Hailey Rogers (919-233-7660 x250)
- Finance and insurance
 - HOA arrears: one unit has been a persistent issue
 - Financials through October look good
 - FY 2026 budget has been approved by the board but is open for discussion
 - Only increasing reserve contributions by 4% rather than 8% that is recommended by reserve study
 - Will review replacement value to make sure we have appropriate property coverage and report coverage amount to the community
- ARC and Violations
 - No action by the FHC on a complaint from 600 homeowner. We have requested action to resolve this issue.
- Building Maintenance
 - Garage project. Dropped for now.
 - Reserve projects planned for 2026
 - Paint and repair siding on 500 & 700
 - Paint & repair trim on all six buildings, and the garage
 - Can also remove building number ovals since they are getting faded and worn out and are no longer necessary due to building numbers being on awnings
 - Outside and top railings of individual unit porches will be painted as part of trim work; inside portion of railings are the responsibilities of owners
 - Get quotes for wood fencing replacement with vinyl
 - Mention from owner that columns and bottom of walkways are looking very dirty in 100
 - Cleaned during annual power washing and has been spray painted in the past since power washing couldn't make look clean
 - Issue with hole in 500 due to a birds nest has not yet been repaired despite work being commissioned
 - One more gutter cleaning in about two weeks
 - If you notice any building issues, please let Cliff know
- Grounds maintenance
 - Request in 600 to have shrubs in courtyard cut back
 - Error made behind unit 720. Shrubs were removed unnecessarily. Davis has been asked to replace them.
 - Weeds below 710/712 are still remaining despite Davis being asked to address the issue
 - Drainage project behind 900 completed.
 - We need to finish re-striping for parking lots next spring
 - Will have building representatives meet with new landscaper when contract starts in January
 - Sharon 600
 - Jim 300
 - Suzanne 100

- Rebecca 500
- Bruce 700
- Scott 900
- Need to make sure that auxiliary water hoses are drained and left open before freezing weather
- Trash and Recycling
 - GFL is doing a good job for us. Their pricing remains a good value.
- Utilities
 - Water usage alerts for each building are monitored daily; Annual water usage is trending up toward \$47K! Toilet leaks are confirmed in most usage spikes. Check your flappers!
- Miscellaneous/administration
 - Parking violations noted; wrecked Camaro near 300
- Owner/resident comments
 - Rogue recycling bin in 300 building stairwell that is overflowing; Cliff will send email to impacted floor with appropriate guidance
 - Recommendation to have dryer vent, AC condenser pipe cleaning part of HOA fees, but causes issues with bylaws and HOA vs owner responsibilities; coordination issues have prevented this from working well in the past
 - Look into digging out courtyards to reduce the build up of dirt and mulch that has caused the drains to be clogged
 - Look into placing a new plant in the 300 courtyard to replace where a magnolia was removed last year

Executive Session

Meeting adjourned at 8:06 p.m.