

Cedar Pointe Condos Board of Directors Meeting

January 12, 2026

Called to order at 7:02 p.m.

Directors Present: Cliff, Bruce, Cindy, Scott; Nick from Elite Management

Directors Absent: Rebecca, Phyllis

Quorum present

- Finance and Insurance
 - HOA arrears: Nick, please report on any homeowners in arrears. Hold confidential info for executive session.
 - Financials for 2025 look good. We finished 1.2% over budget. The main issue is one homeowner in arrears of around 6K.
- ARC and Violations
 - No ARC requests
 - No action by the FHC on a complaint from bldg. 600 homeowners.
- Building Maintenance
 - Chimney cap replacements and roofing repairs to proceed as soon as metal work is complete. Roofwise to do the work. \$55K will be paid from reserves.
 - Roofwise has completely stopped responding since November
 - Nick to work with accounting office to see if they can find an explanation for lack of communication
 - No payment had been made for this contact
 - Nick will begin soliciting like for like quotes from other vendors
 - Reserve projects planned for 2026
 - Paint and repair siding is scheduled on buildings 500 and 700
 - This work can potentially be deferred on most sides of the building
 - One side gets more sun exposure and likely needs maintenance
 - Cliff planning to get quotes in March for this project from professional painters
 - Paint and repair trim on all six buildings and the garage
 - Cliff hopes to use the same vendor for this as the 500/700 siding project
 - Get quotes for replacing wood fencing with vinyl
 - Wood fencing in front of 100, 300, and 600

- Cliff getting quotes from Superior, Harrison, and Seegar fencing companies
 - First estimate below reserve study estimate
- Nick to follow up about exposed communications (likely Google Fiber) wiring behind 700
- Grounds Maintenance
 - New contractor with TLM
 - Will likely be on property Tuesdays but still working on getting weekday confirmed
 - All courtyards need some attention and have discussed with TLM owner
 - TLM needs to be mindful when leaf blowing to not get too much dust on cars
 - We need to finish refreshing numbers and lines for parking lot in north end of neighborhood this spring
 - Raleigh Paving planning to do work in March
 - Tree work coming in a few weeks
 - Planned work is under budget
 - Will occur in late January or early February
 - Cliff will send out more details to community prior to work
 - Pet waste bin overflowing at 700; should be emptied on Tuesday during landscaping day
- Communications and Security
 - No updates
- Trash and Recycling
 - No updates
- Utilities
 - Water usage alerts for each building are monitored daily. Annual water cost was \$48K in 2025. Toilet leaks are confirmed to cause most usage spikes. Check your flappers and fill valves.
 - Went from \$40k to \$43k to \$48k; this is partially but not fully explained by utility rate increases
- Miscellaneous/Administration
 - Parking violations noted
 - Wrecked Camaro near 300 with expired registration plate; Nick to handle according to policy
 - Black car near 100 moved prior to towing

- Edgehill Farm has new community manager (Drea Paulk)
- Social Committee
 - Will explore options (possibly ice cream social) during warmer weather

Meeting adjourned at 7:28 p.m.