

Cedar Pointe HOA Board of Directors Meeting

March 9, 2026

Called to order at 7:04 p.m.

Directors present: Cliff, Scott, Cindy, Rebecca; Nick from Elite

Directors absent: Phyllis and Bruce

Quorum present

- Finance
 - Still owned about \$7k from one unit in arrears
 - February finances are looking good
 - Moved money from reserves into operating temporarily to have healthy operating balance; this is due to some annual bills being front-loaded in the fiscal year; money will be moved back to reserves once operating balance recovers
- ARC and Violations
 - No requests or violations
 - FHC complaint still on hold
- Building Maintenance
 - Chimney cap replacements were stalled, but Multifamily Roofing stopped by the property to investigate to create a quote; quote should be submitted soon
 - Reserve projects
 - Nick getting quotes from 4-5 vendors for paint and repair of siding on 500 and 700
 - Also getting quotes for trim painting on 100, 300, 600, and 900, the garage, and the walkways; Cliff would like to see quotes/line items for building trim, garage, and walkways separately
 - Waiting for materials to arrive to replace wooden fencing with vinyl; quotes came in under budget
 - Lighting repaired in 700 after squirrels damaged wiring
 - Damaged feeder wire behind 900; Duke Energy will be replacing the wire, but HOA is exploring cost for installing conduit for further protection
 - Water leak remediated in 111 and 112 due to leaking spigot; cost incurred by HOA
 - Power washing in early May is planned
- Grounds Maintenance

- Work by TLM seems to be good so far, but question about missing hosta plants at 600
- Will be refreshing parking lines in north of neighborhood; likely still occurring in March but pollen dependent
- Tree work was completed in January
- Communications and Security
 - No known concerns
- Trash and Recycling
 - Still working well, but GFL increased couple hundred dollars a month (annual increase of \$2400); Nick still investigating; GFL gave no prior notice of increase; Nick will send Rebecca contract to investigate for pushback
- Utilities
 - Running about \$4k a month for water/sewer
- Other business
 - Trouble identifying water turn offs in unit 713, 723 and 733; plumber investigating tomorrow

Adjourned at 7:30 p.m.