

## Cedar Pointe Condos 2026 Annual Meeting

April 11, 2026 10 a.m.

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

Directors Absent: Cindy

Quorum of directors: yes

Quorum of homeowners for annual meeting will be achieved through email ballots that will be sent by Monday (4/13).

- Board member introductions
- President's report
  - Projects
    - Currently getting quotes for walkway trim painting project that will begin after power washing
    - Chimney cap revitalization project currently resoliciting bids from several companies
    - April 27/28 wooden fences being replaced with vinyl; residents requested to not park near wooden fences during project days
    - Power washing week of April 20; sidewalks will also be cleaned
    - Parking lot restriping in north end of neighborhood; trouble finding date for this work that won't interfere with other projects, but this should happen within the next few weeks.
  - Happy with current landscaper (TLM); seem to be responsive and doing a good job so far
- Candidate's forum
  - Three board seats are up for re-election
  - No additional nominations from the floor
  - Existing board members Phyllis, Rebecca, and Scott are up for re-election this year, and would like to run again for another two year terms
- Resident questions
  - Status of dryer vent cleaning
    - Did not get enough interest from residents when email was sent about six months ago
    - There may have been some confusion over if the dryer vent cap *had* to be replaced or if just the vent piping could be cleaned
    - Request to send out email solicitation again with more clarity as to the work (just cleaning versus dryer piping