

Cedar Pointe HOA July 2026 Meeting Agenda

July 13, 2026

Called to order: 7:01 p.m.

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

Directors absent: Phyllis

Quorum: yes

- Finance and Insurance
 - Seven owners have past due amounts, but none of them are large amounts
 - Elite Management will continue to work with homeowners to bring accounts current
 - Financials are looking good at the midway point of the year
 - Operating: \$10.7k in checking
 - Reserve: \$225.5k in checking account and \$109k in CDs
- ARC and Violations
 - FHA complaint in building 600 was dropped by the FHA
- Building Maintenance
 - RRE (Raleigh Residential Exteriors) working to replace chimney caps
 - Did measurements and now waiting on fabrication
 - Trying to get date for repair work to start
 - Painting and Repair
 - Siding and trim on buildings 500 and 700
 - Paint and repair trim on four other buildings and the garage
 - Eastern Paint Contractors budget of \$82K to do all painting and staining. Repairs will be made on a T&M basis. Start date September 1st.
 - Damage (again) from squirrels getting into buildings
 - Repairs in building 700 this week
 - Will contract with company to have ongoing inspections and mitigations of squirrels
 - Many downspouts (especially on backside) of 700 are clogged and backed up
 - Nick will ask The Gutter Kings to come out and clear the problem areas.
 - Firepit on porch of 735 violates no open flame on porches rule
 - Nick will reach out to owner
 - Exposed Google Fiber wires on back of 700 need attention

- Grounds Maintenance and Landscaping
 - TLM doing a good job and responding to questions promptly
 - We will plant two dogwood trees and two red buds this fall. We also need to replace several sick or dead shrubs. We will refresh perennials by building front entrances.
- Communications and Security
 - No updates
- Trash and Recycling
 - Doing ok with upkeep and capacity right now
- Utilities
 - Water usage has had a few issues in 600 and 900 but usage returns back to normal after email blasts to residents
 - 4% rate hike in water/sewer that came into effect on July 1; that would be roughly a \$2k increase based upon Cedar Pointe's usage
- Miscellaneous/Administration
 - The lake and walking pathway are responsibility of Edgehill Farm
 - There has been a lot of debris recently from fishing
 - Suggestion from Cedar Pointe resident to request Edgehill Farm make the lake a no fishing area
 - Issues have arisen with dogs getting fishing hooks in their paws due to the debris
- Social Committee
 - Ice cream social was held on July 11
- Annual meeting and director elections
 - Completed successfully with mail in ballots because there were no competitive seats up for election
- Homeowner Feedback
 - Very concerned about increasing monthly HOA dues, especially for owners on fixed incomes
 - Mention that Wake County property taxes do have some reductions for owners in certain tax brackets
 (<https://www.wake.gov/departments-government/tax-administration/tax-bill-help/need-help-paying-your-property-tax-bill>)

Adjourned at 7:40 p.m.

Next meeting is September 14, 2026.