Cedar Pointe HOA Meeting Minutes September 14, 2026

Call to order: 7:08
Directors present: Cliff, Phyllis, Bruce, Cindy
Directors absent: Rebecca, Scott
Quorum: yes

Status by committee:

Finance & Insurance

- HOA arrears: Nick, please report on any homeowners in arrears. Hold confidential info for executive session. We have three homeowners that have past due amounts beyond the current month. Ten homeowners owe $327 for September as of the 14th.
- Financials for August look good. 13.5K in operating account, 250.3K in reserve acct, 109K in CD's.

ARC, rules and violations

- ARC – none
- We discussed a proposed new rule 15 regarding water conservation. Board members agreed we need to add this rule. Cliff will make an update to add water leak monitoring requirement, then send to board members for final approval.

Building Maintenance

- Gutter cleaning scheduled for Nov 17th.
- Chimney cap replacements and roofing repairs status: Nick told us the contractor should be here in three to four weeks to install the new chimney caps.
- Paint and repair siding and trim on buildings. 500 & 700. Paint & 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. Work started September 1st.
- Squirrel damage is under repair in several locations. Nick is managing.

Grounds Maintenance (landscaping)

- New contractor, TLM. So far, doing a good job. They respond to questions promptly.
- We planted two dogwood trees and two red buds this month. We also need to replace several sick or dead shrubs. We will refresh perennials by building front entrances.
- We will look into removing three large pine trees behind building 700. They are very messy and continually clog the building gutters and downspouts.

Communications and Security

- The Cedar Pointe website is at cedarpointecondos.net. Partially password-protected and contains news, reminders, rules, legal documents, and more. cp2020-135.
- Please report any lighting problems promptly.
- If you see questionable activity in our neighborhood, such as strangers hanging around, abandoned cars, please report it to Cary PD or a board member or Nick at Elite Mgmt.

Trash and Recycling

- GFL is doing a good job for us. Currently over budget due to fuel charges.
- Our dumpsters and recycling bins are posted for Cedar Pointe residents only. If you see townhome residents illegally using our facilities, please call them out on it. Take a photo of their car's license plate if you can. Send it to Nick and me with details.
- Unwanted items: do not leave inside or near the dumpster enclosure! Take them to the town or county dump or hire a junk removal service.
- Recycling: **break down all boxes**. **Everything must fit inside the bins**; no trash.

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!
- A/C water drain backup in bldg. 500 caused damage to a downstairs condo. Nick is managing this issue.

Miscellaneous/administration

- Parking violations – none
- Community manager at Elite, Nick Ruden, 919-679-4250, Assistant manager is Hailey Rogers, 919-233-7660, ext. 250

Edgehill Farm HOA

EFHOA is responsible for the lake, walking path, clubhouse, pool, and other common areas.

Questions or concerns should be directed to Drea Paulk, dreapaulk@elite-mgmt.com, at Elite Mgmt. or EF Board President Kelly McCullen at kellymccullen@gmail.com

Homeowner comments/questions:
We discussed some water leak concerns and some budget concerns.

Social Committee
No plans currently.

Board Executive Session:
We discussed the proposed 2027 budget. We expect a budget increase of about 5%. Cliff has some updates to make before the board votes to adopt it. We will be open to questions from homeowners during the November board meeting. As soon as our budget is final, Nick will notify all homeowners regarding the new monthly fee and due date of 1st of the month, plus the $30 late fee assessed after the 15th of the month.

Adjourned: 8:00 The next meeting is November 9, 2026