Cedar Pointe HOA Board of Directors Meeting

November 9, 2026

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

Directors Absent: None

Quorum present

Called to order at 7:00 p.m.

Finance & Insurance

- HOA arrears: nothing abnormal to discuss
- Financials for October look good. $24k in operating account, $275.1k in reserv e acct, $111k in CD's.
    - Spent a bit more on water leaks and wildlife removal but underbudget in other areas, so meeting overall budget
    - Cliff would like a calculation of total amount of wildlife removal spent to date this year
- 2027 budget has been approved by the board. Nick will send info to all homeowners announcing the new monthly fee ($342; increase of $15 per month from 2026) and late fee ($30). The budget has been posted on our web page.

ARC Rules and Violations

- No ARC items
- Water Leak and Conservation proposed rule will be revised and voted upon via email by board members:

    15 Water Conservation

    Our six buildings have only one water meter per building, so it can be difficult to find and fix water leaks in a timely manner, particularly if homeowners do not cooperate fully. This results in a costly waste of water. Homeowners are expected to turn off their water supply when their condo is unoccupied for 24 hours or more. They are also required to have a working water leak detector in their HVAC and water heater closets.

    We use Cary's Aquastar system to monitor leaks. Homeowners are notified of leaks promptly by email or a phone call and are expected to respond

within 48 hours. Failure to do so will result in a $50 per day fine starting on day three. If the HOA has to hire a plumber to find the leak, it adds significantly to the costs incurred. Should the plumber find a problem that the homeowner neglected, the HOA may issue an assessment to reimburse the HOA for the wasted water and for the plumber's work.

Building Maintenance

- Wildlife removal company suggested yearlong proactive monitoring for preventative tasks to mitigate entry
- Fire Suppression System annual review; November 12 and 13
- Chimney cap repair/replacement project has been competed
- Building trim painting and repairs are underway and nearing completion; painting of siding on buildings 500 and 700 to begin shortly
    - According to current reserve study, this should be the last time 500/700 siding painting due to planned vinyl siding replacement
    - Discussion of adding sheathing and inspect/add insulation to help with R value as part of project; to discuss with civil engineer during reserve study update

Grounds Maintenance and Landscaping

- Most homeowners/landscaping committee agree that TLM doing good job
- Dogwoods and some shrubs have been planted or replaced
- Looking into removing three large pine trees behind 700 to help with gutter and downspout clogging; suggestion to have Allen Tree Experts quote removal as part annual tree work
- Mention of pruning Japanese maples near 300 as part of annual tree work; this would help them better fit their space

Trash and Recycling

- Over budget due to fuel surcharges
- Request for residents to stop leaving unwanted items in recycling garage

Homeowner Items

- Lakeside residents being disrupted by a goose call recording from other side of lake that reverberates and causing noise pollution
- Encouraging homeowners (especially near 100) to park in their assigned spots rather than unnecessarily taking visitor spots

Next meeting January 11

Meeting adjourned at 7:38 p.m.