

Cedar Pointe HOA Meeting Agenda

September 14, 2026

Call to order:

Directors present:

Directors absent:

Quorum:

Status by committee:

Finance & Insurance

- HOA arrears: Nick, please report on any homeowners in arrears. Hold confidential info for executive session. We have seven homeowners that have past due amounts.
- Financials for August look good. 13.5K in operating account, 250.3K in reserve acct, 109K in CD's.

ARC, rules and violations

- ARC –
- Let's discuss a proposed new rule 15 regarding water conservation.

Building Maintenance

- Chimney cap replacements and roofing repairs status: Nick will update us.
- 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 fine job. They respond to questions promptly.
- We will plant 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.

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 I 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:

Social Committee

Board Executive Session:

Discuss specifics regarding the proposed 2027 budget.

The meeting adjourned at _____ PM. The next meeting is November 9, 2026