

CEDAR POINTE OWNERS ASSOCIATION

Board of Directors Meeting

Held on November 19, 2020.

Board Members Present:

Jerry Mooney
Bob Lawler
Steven Fayne
Joe Torrence
Kim Jones

Owners Present:

Tim Kroll
Khrystine Kelsey
Jason Rathjen

Also present were:

Wendy Pickering – CEO/President EMG Management
Mandy Daley – Regional Manager/ CPHOA Management Committee Member
Adrian Reyes- CPHOA Representative and HOA Manager
Michael Miller – Miller/Harrison Law Offices / CPHOA Attorney

A Quorum of the committee was present, called the meeting to order to discuss the following order of business.

1. Unit Owner comments (limited to 3 minutes per speaker, one speaker per Unit).

Tim Kroll (K208) – No comments regarding meeting topics.

Jason Rathjen (K108) – No comments.

Khrystine Kelsey (D306) – Wife of Saeed Ghandi, wanted to know if Board will approve the installation of Washer / Dryer. Jerry expressed approval is needed due to plumbing work necessary and plan details would need to be submitted. They will submit the plans.

2. Review and approval of 2021 Association Operating Budget.

Bob Lawler discussed that the budget for water / sewer was to increase by 27%. This is due to more usage and an annual increase. Property insurance would increase as well. Jerry Mooney questioned about possibly ending up over budget as 2020 budget is similar to the 2021. Jerry questioned why we were over budget for landscaping. Wendy Pickering answered that it was due to tree fallings during the year. Wendy stated the budget is adequate due to the special assessment for 2021. Jerry asked about the overage for snow removal. Wendy answered that it was due to snow amounts and making areas for the snow storage. Wendy also commented that even though there was not a lot of snow for the year, when it did snow it was in greater amounts. Jerry also questioned security costs. Bob stated that the contract for next year is locked in and adequate. Bob asked that Wendy give a briefing. Wendy stated that instead of a dedicated armed security officer we moved to camera coverage, a license plate reader, and roaming patrols. In previous meetings it was determined that with our current services they are the best options available and appropriate for our needs. If we were to resort to a dedicated officer, the option would double our costs. Bob shared that Metro's choice to place covert cameras in problem buildings has shown a positive outcome with identifying points of issue. We will proceed with giving notices to tenants and owners about non-compliance. Jerry wanted to confirm if the increases were to address possible unforeseen issues. Jerry questioned Fire Services and the

amounts and Wendy clarified that it was due to being over this year for monitoring and extinguishers. The five-year inspection will be in 2022. Kim Jones had a question about having enough funds for landscaping and the tree stump removals. Bob stated that we would have funds to cover the removal between landscaping and reserves. Jerry motioned to approve the budget and it was seconded, and all members voted in favor. Budget has passed.

3. Approval of 2021 Annual Assessment amount/percent increase.

Bob Lawler opened with an increase in dues for 4.65% with no increase to reserve replacement. The increase for the dues will take place January 1, 2021.

4. Discussion of Capital Reserve Assessment amount.

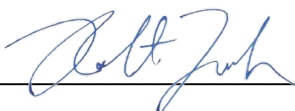
Given rehabilitation plan, no capital reserve assessment needed.

5. Update on Common Area Renovation Plan.

Bob said he does not have much to discuss. The first installment was due 9/15/2020 and the second installment is due 1/15/2021. Many owners have paid, and some have prepaid. Only 11 owners have not paid their first installment. Those who have not paid will be turned over to Miller Offices. Revisions will be available in February 2021. Bob asked if any other members have any further comments. Jerry asked if another Board Meeting will be held in January. Bob answered most likely and Steven agreed that a meeting should be held. That will be scheduled at a later date.

There being no further business and upon motion duly made, seconded, and carried, the meeting was adjourned.

Minutes dated and approved this 25th day of February, 2021.

By:  Board President