

Cedar Ridge Board Meeting

Date: September 29, 2021

Location: Virtual, Zoom

Called to Order: 12:03pm

In attendance: Theresa Huizi, Sergio Diaz-Cuellar, Matthew Nordstrand, and Brittany Epanand – Board members, and Kathy Dough - Association Manager.

Minutes:

- June 22, 2021 Minutes approved.
- Due to scheduling conflicts the Board did not have quorum at the July and August meetings.

Financial Report:

- Total Reserve balance as of August 2021 is 1,315,807.08.
- Delinquencies are \$42,161 (the majority \$41,891 sent to attorney).

Items Approved Between Meetings & Ratified:

- Finance agreement for 2021-22 insurance policies.
- 2020 audit. Completed by Stanford, Munco & Co. CPA.
- Reserve transfer Directives for painting project payments, June and August.
- Delinquent account referred to attorney, and pursuit of foreclosure action approved.
- Safety Team's quote to perform 6-year fire extinguisher maintenance.
- Advantage's quote to replace building 6 roof, contingent on attorney review of contract.
- Architectural Variance Requests (AVR): 13B - deck cover, 15B, 22C & 33B – book library, and 31A – door security device.

Committees:

- The Landscaping Committee to source raw woodchips for placement behind the buildings. No additional information at this time.
- An Ad-hoc Committee has been formed to institute food composting. The City of Redmond offers a free compost collection program.

Old / Unfinished Business:

- Completed tasks and the maintenance calendar reviewed.
- Paint Project – the contractor estimates that the remaining buildings will be completed about October 8th.
- The association's attorney is managing contract negotiations with Advantage Contractors for the building 6 roof replacement.
- Amendment to Declaration and Rules rewrite is pending review volunteers.

New Business:

- Board appoints Theresa Huizi with the authority to make decisions regarding redistributing Reserve funds (Sweep account, CIT, etc.).
- Reviewed initial draft of the 2022 budget. Receipt of the 2021 Reserve Study is delayed. This document is an essential to developing the budget. The Reserve threshold funding amount will be used for 2022 budget.
- The Annual Meeting will be held in late November and conducted virtually via Zoom.
- The Board will meet with a Valley Electric representative to discuss exterior lighting options.
- Roofs will be cleaned, and the sidewalks pressure washed, in October.
- The Board will meet next in October

Meeting Adjourned: 12:59pm.