

**Minutes**  
**Cedar Ridge Condominium Association Board Meeting**  
**Meeting location: Conference call**  
**July 23, 2020**

**Meeting called to order: 7:06 PM**

**Board Member Attendees:**

Theresa Huizi, President, Treasurer  
Sergio Diaz-Cuellar, Vice-President - Absent  
Eliza Holden (Tudor), Secretary  
Matthew Nordstrand, 5th Member  
Also: Kathy Dough, Association Manager, Agynbyte

**Minutes:**

- Meeting minutes from June 18 2020 and special meeting from June 20 2020 minutes approved unanimously.
- Previously scheduled meeting on July 22, 2020 did not meet quorum. The notes from both meetings are combined in this document.

**Financial Report & Treasurer's report:**

- Total Cash Reserves as of June 30 2020 \$1,303,438
- Delinquencies \$38,912 (the majority 37,334 sent to attorney, remainder \$1,578)
- YTD expenses- Financials show 18.7% above budget and the primary reasons are general maintenance and roof repair.

**Manager's Report – Topics of discussion**

**Unfinished Business**

- Amendment to Declaration, Rewrite of Documents - still open.
- Rules rewrite- still open.
- Vehicle charging stations – contract is signed, project implementation is ongoing.
- Roof inspection pending coordination with Kilburn Architects
- Painting project – This project will be divided into two phases. Phase 1 is scheduled to begin August 24th and continue until weather is no longer conducive. Phase 2 will begin in 2021 'fair weather' and continue until completion.

**New Business**

- 2020 Reserve Study update
- The board will send a newsletter and communications regarding water losses

**Ratification of business matter approved between meetings and in previous meetings**

- Insurance policies for June 2020-2021 renewal – approved and signed.
- Contract with Rankin's for exterior painting project – approved and signed.
- Contract with PSE for vehicle charging station – approved.
- 33D AVR flooring, kitchen, and bathroom remodel - approved.

- 33A AVR wall removal – denied. The wall is loadbearing.
- 16C AVR hard surface floor - approved

## Other Topics

### **Rules and regulations Committee**

- No discussion

### **Financial Committee**

- No discussion

### **Landscaping Committee**

- No discussion

### **Owner Inquiries and Comments**

**Meeting Adjourned: 7:59 PM**

Next meeting: TBD 2020