

Cedar Ridge Board Meeting

Date: February 17, 2022

Location: Conference call

Called to Order: 7:10pm

In attendance: Theresa Huizi, Sergio Diaz-Cuellar, and Matthew Nordstrand – Board members, Jesse Shandrowski – Committee member, and Kathy Dough - Association Manager.

Minutes:

- Minutes of the Annual Meeting are approved by the Board. These Minutes will be formally approved at the next annual meeting.
- Tabled. September and October 2021 meeting Minutes.
- The Board did not meet in January due to schedule conflicts.

Financial Report:

- The total Reserve balance as of January 2022 is \$1,296,538.
- Delinquencies are \$29,298. The majority of which is one account that is with the attorney.
- The financials show \$10,545 or 22% above budget. This is due to higher YTD expense for roof repairs & maintenance and general maintenance.

Items Approved Between Meetings & Ratified:

- Service contract with Mac Towing.
- Financial settlement with delinquent owner per attorney's advice.
- Write-off \$184.89 owed by previous owner of 18D as uncollectible.
- Building 6 roof contract adjustments per attorney review. Attorney to communicate with contractor.
- Quotes from Reeley Construction for buildings 6 and 18 water damage repairs; \$4824, \$1989, and \$6,934 plus tax. Insurance claim will not be filed.
- Stanford Munko, CPA's engagement to prepare the 2021 tax return and audit

Committees: The Landscaping Committee to request a quote from Southern by Design to spread woodchips and to work with Bartlett about getting trees trimmed away from the buildings.

Old / Unfinished Business:

- Reviewed completed tasks.
- Repair of the water damaged units in buildings 6 and 18 is complete. Additional damage occurred in the lower 6 unit due to subsequent plumbing repairs by the upper unit. The per building cost, including mitigation, was about \$13,500.
- Meeting with Valley Electric about exterior lighting is delayed because of schedule conflicts.
- The association's attorney is managing contract negotiations for the building 6 roof replacement.
- Amendment to the Declaration, Rules rewrite, and EV station policy is pending review volunteers.

New Business:

- Potential future Board member, Ryn, couldn't make tonight's meeting but may still be interested in joining.
- The Columbia Bank signature card has been updated.
- Discussed 2022 maintenance and project planning. Dryer vent cleaning is scheduled for April 18th, unit access is not required. Roof cleaning will be done in April. Painting of the stairwell steps and unit doors is tentative for June. Chimney Specialists has been asked to provide a quote to inspect fireplaces and chimneys.

- Board members present agreed that Jesse Shandroski is to be hired by the association as parttime facilities personnel contingent on review and approval of job perimeters.
- An unregistered truck and trailer have been parked in front of building 34 for at least 4 weeks. Notices were posted on the vehicle and trailer, at unit entries, and trash enclosures. The police will be consulted first, then a final notice posted and, if not removed, the truck and trailer will be towed.
- The Board will meet next on March 17th.

Meeting Adjourned: 8:13pm.