

# Cedar Ridge Board Meeting

Date: September 22, 2022

Location: virtually

Called to Order: 7:05pm

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

## Financial Report: as of August 31, 2022

- The total Reserve balance is \$1,433,664.
- Delinquencies are \$18,156.
- Operating expenses are \$20,987 under budget. Administrative and maintenance expenses are lower than YTD budget due to the timing of actual expenses as compared to the budget. Expectation is to be at budget by year-end.

## Items Approved Between Meetings & Ratified:

- 20D roof leak. Mitigation cost \$3,504.69. Repair cost \$8,339.53.
- 14D AVR flooring project. 23C AVR kitchen remodel.
- Chimney Specialist \$5,800 + tax for chimney inspections, and \$50 + tax per for cleaning.
- 2023 landscaping contract with Southern by Design and 2022-23 snow removal with Affordable.
- Attorney recommendations related to mitigation and repair process for damaged unit.
- Bldg. 6 roof progress payment, Advantage invoice 7822 from Reserves; \$35,409.55.
- Rose Environmental to complete unit mitigation work (ROM T&M estimate of \$16,000 + tax, and \$1,000 for asbestos testing).

## Committees:

The Landscaping Committee has secured a \$29,066.40 quote from Bartlett to trim trees away from the buildings, and to remove some trees. This is less than the allotted budget. Board approved.

## Business:

- Fireplace and chimney inspections will take place on Saturday, September 24<sup>th</sup>.
- The ramps at bldgs. 32, 34, and 7 are due for resealing. Charter's quote approved; \$5941 + tax.
- Agynbyte approved to established required documents for the part time facilities position.
- The board will review the 2023 budget draft to prepare for discussion at the October meeting.
- The food waste recycling program is a success. An average of 314.25 gallons of organics are collected per week at Cedar Ridge.
- The bldg. 6 roof replacement is still in progress. Advantage found concealed structural damage.
- Painting of the unit doors is nearing completion, and the address plaques are completed.
- Fire extinguishers were inspected on August 8<sup>th</sup> and the Health Department inspected the pool on August 12<sup>th</sup>.
- Public Works relocated the bldg. 15 exterior water meter and repaired a water line break located under the asphalt near bldg. 5.
- The pool heater is no longer functioning. Ken's Pools quotes \$7,333 to replace it. The Pool Doctor has been asked to provide a comparative quote.
- The Board is scheduled to meet next on October 13, 2022.

Meeting Adjourned: 7:25pm.