

Minutes
Cedar Ridge Condominium Association Board Meeting
Meeting location: Conference call
May 21, 2020

Meeting called to order: 7:05 PM

Board Member Attendees:

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

Minutes:

- Meeting minutes from April 2020 minutes approved unanimously.

Financial Report & Treasurer's report:

- Total Cash Reserves as of March 31 2020 \$1,231,465
- Delinquencies \$35,816 (the majority 33,531 sent to attorney, late notices \$1643
- YTD expenses- Financials show 29% above budget and the primary reasons are general maintenance and the majority is related to the trash enclosure fencing.

Manager's Report – Topics of discussion

Unfinished Business

- Amendment to Declaration, Rewrite of Documents - still open.
- Rules rewrite- still open.
- Vehicle charging stations – application has been approved and the 3rd party vendor Green lots has reach out to the board to schedule an onsite visit. The project is being delayed due to Covid-19.
- Trash enclosure replacement- is in progress. Estimated completion date is May 28th
- Painting project – 4 proposals have been received. The board to reach out to contractors with some clarification questions.
- Roof inspection by Kilburn Architects and Roof Technical Services (RTS) Pending a second opinion on how to solve condensation problems. Board will review the bids received from InterTech and RDH.

New Business

- Pool seasons is delayed due to Covid -19 and an opening day is TBD. Pool maintenance is on a winter schedule and it will continue on this schedule until the state allows reopening.

Ratification of business matter approved between meetings and in previous meetings

With no objections, the Board ratified the following items previously approved between Board meetings:

- 2020 Reserve Study down payment to Association Reserves.
- Trash enclosure material change order from plated to set posts.

Other Topics

Rules and regulations Committee

- No discussion

Financial Committee

- No discussion

Landscaping Committee

- Tree inventory. Pending quote from Bartlet.

Owner Inquiries and Comments

- 6C is requesting that a nearby tree be removed. The tree is healthy and there is nothing that can be trimmed right now.
- 3A is reporting an ongoing concern about loud music during quiet hours; specially between 11:00pm and 2:00am for periods of an hour or more. The management company was not able to determine where the music is coming from. The next incident should be reported to the police.
- Two residents reported having experienced a car prowling incident on the evening of April 29th

Meeting Adjourned: 8:51 PM

Next meeting: June 18th, 2020