

Minutes
Cedar Ridge Condominium Association Board Meeting
Meeting location: Conference call
June 22, 2021

Meeting called to order: 7:04 PM

Board Member Attendees:

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

Minutes:

- Meeting minutes from May 18st approved unanimously.

Financial Report & Treasurer's report:

- Total Cash Reserves as of May 2021 is \$1,419,039
- Delinquencies \$42,981 (the majority \$39,528 sent to attorney, remainder \$3,453 other delinquencies)
- YTD expenses- Financials show \$22,037 or 9.8% above budget due to higher YTD maintenance expenses for roof repairs.

Manager's Report – Topics of discussion

Unfinished Business

- Amendment to Declaration, Documents and Rules rewrite has been referred to the attorney.
- Vehicle charging stations – installation is complete. Rules are pending attorney review/
- bldg. 6 – The building has constant problems with the roof a tarp was placed over the roof last year to prevent future water damage. The board will meet with potential contractors on June 29 to review bids.
- Painting project – The first stage of the project includes cleaning and painting siding, decks, and carports. This stage has been divided into 8 phases with 4 buildings per phase. Work at phase 1 buildings is in-progress, and work will begin at phase 2 buildings on May 25th. Notices will be posted on the relevant unit doors approximately 7 to 14 days before the start of each phase, when possible.

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

- Finance agreement for 2021-22 insurance policies.
- 8A – AVR kitchen plumbing line replacement.
- 11A – AVR gypcrete replacement for flooring project.
- 16A – AVR ramp removal.

- 35C – AVR flooring replacement.
- Board directive to release payment of \$88,080.00 - second payment installment for painting project.

New Business

- 2020 reserve deposit pending is going to be waived.
- The board agreed to pre-move funds from reserves account to an operating GL account for future contractor payments. Another alternative that the board is exploring is opening a sweep account.
- Chimney cleaning – postponed until 2022.
- Dumpster is ordered and it will arrive on June 28th.
- Board member and secretary, Eliza Holden is resigning from the board effective June 30th 2021

Other Topics

Rules and regulations Committee

No discussion

Landscaping Committee

No discussion

Owner Inquiries and Comments

- AVR units 15B, 22C & 33B – two community book libraries. The board does not feel it can put association funds towards this project at this time. The board is in favor of this project if it can be supported by donations.
- Multiple pool opening date inquiries. The board is working on the getting the pool ready if the State mandate will allow us to fully open without having a covid-19 mitigation plan. Also, the Health Department requires that the chemical levels be checked and recorded every day, including holidays and the Cedar ridge is only contracted for 3 day per week for pool service. Board members or residents will need to volunteer to do the chem check for the remaining days.

Meeting Adjourned: 08:32 PM

Next meeting: July 20, 2021