

Cedar Ridge Board Meeting

Date: July 19, 2022

Location: virtually

Called to Order: 7:03pm

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

Minutes: Minutes of the June meeting approved.

Financial Report:

- The total Reserve balance as of June 2022 is \$1,414,793.
- Delinquencies are \$21,464. The majority of which is one account that is with the attorney.
- June financials show \$24,210 under 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.
- Door color and paint sheen proofs.

Committees:

- The landscaping committee met and walked the property on July 1st. They will provide tree work recommendations.
- The pool company's performance remains substandard. The pool was temporarily closed on July 1st due to an issue with the filtration system.

Business:

- The 2022 Reserve Study is approved.
- Painting of the stairwell steps and landings began in July and unit doors will be painted in September.
- The Board met with a representative from Ziply on June 29th and approved a fiber optic feasibility study.
- Advantage Contractors will begin replacing the bldg. 6 roof on July 25th. Kilburn Architects will be overseeing this project.
- The bldg. 18 roof will need extensive repairs to address leak conditions and deteriorated plywood over the attic section.
- Landscaping Committee tree work budget of \$30-40,000 approved.
- Miller Paint is looking into product options for resurfacing the ramps at buildings 7, 32, and 34.
- The association is hiring Jesse S. as a part time onsite facilities person at \$35 per hour, 15 hours per week.
- Discussed vehicle spacing and motorcycle parking compliance. Random inspections will be performed.
- Volunteers will review the association's Rules as time permits.
- The Board is scheduled to meet next on August 9, 2022.

Meeting Adjourned: 8:02pm.