

Cedar Ridge Board Meeting

Date: October 19, 2021

Location: Conference call

Called to Order: 7:07pm

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

Minutes: Tabled. September meeting Minutes are pending.

Financial Report:

- Total Reserve balance as of September 2021 is \$1,340,114.
- Delinquencies are \$41,785. The majority, \$41,385, has been referred to attorney.

Items Approved Between Meetings & Ratified:

- 2021 Reserve Study.
- Snowplow & de-icing contract with Affordable.
- Reserve transfer Directive for paint project, invoice 21-50.

Committees:

- The Landscaping Committee has sourced additional raw woodchips. These are being placed at buildings 8 and 9.
- The Ad-hoc Committee is coordinating with the City of Redmond to institute food composting. This project has Board approval to proceed.

Old / Unfinished Business:

- Reviewed completed tasks.
- Painting of all building siding and unit decks is completed.
- Sidewalk pressure washing is nearing completion.
- Ken's Pools will be installing the pool cover on October 21st.
- Cleaning of the roofs and gutters is pending contractor's schedule availability.
- The exterior lighting meeting with a Valley Electric is postponed due to a scheduling conflict.
- 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.
- Waste Management has provided positive feedback on the association's recycling and trash containment efforts.

New Business:

- The 2022 budget with a 7% increase is adopted by the Board. The budget will be presented to the membership for ratification at the Annual Meeting. The Annual meeting will be conducted virtually on November 30th or early December. Board members will prepare a slide presentation.
- Banking – the Board will complete and submit a new signature card to Columbia Bank in October.
- Painting of the entry landings and unit doors will be postponed to 2022.
- Discussed lack of contractor availability because of covid related project and material backups.
- The Board will meet next at the Annual meeting and then in January 2022. The Board does not meet in December.

Meeting Adjourned: 8:13pm.