

Cedar Ridge Board Meeting

Date: August 9, 2022

Location: virtually

Called to Order: 7:15pm

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

Minutes: Minutes of the July meeting are being drafted.

Financial Report: Tabled.

Items Approved Between Meetings & Ratified:

- 18D roof major roof repair; \$11,010.
- 32B AVR exterior vent and remodel conditionally approved.

Committees: no report.

Business:

- Ziply has determined that it is not cost effective for them to bring fiber cable into the complex, and therefore has declined to do so.
- The bldg. 6 roof replacement is in progress. Kilburn Architects is managing this project. A second roof leak occurred at bldg. 20 and caused damage to one of the upper units. Repair of the bldg. 18 roof was completed on August 3rd. Kilburn Architects determined that the roofing material was aged and deteriorated. Additional plywood damage was discovered during the repair phase, adding \$771 to the overall project cost.
- Painting of stairwell steps and landings is complete, and work was inspected on August 1st. Project cost increase of 5% due to additional supply and labor expenses approved. Matt and Sergio will compile a list of units with non-standard door finishes.
- Adverse conditions were discovered within a unit while responding to a water loss report. This matter has been referred to legal counsel.
- The cabana keypad entry system has been reprogrammed and the battery replaced.
- Quotes to reseal the building 7, 32, and 34 ramp surfaces, concrete repairs, and to replace the wood section of the pool enclosure fence with chain-link, have been requested.
- A large tree root has grown over the building 15 exterior water shut-off valve and meter box. This has been reported to Public Works' utility division.
- Pest control bait stations were filled and building perimeters sprayed on July 22nd.
- The Board is scheduled to meet next in September.

Meeting Adjourned: 8:45pm.