

**Minutes**  
**Cedar Ridge Condominium Association Board Meeting**  
**Meeting location: Conference call**  
**October 15, 2020**

**Meeting called to order: 7:12 PM**

**Board Member Attendees:**

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

**Minutes:**

- Meeting minutes from September 24, 2020 approved unanimously.

**Financial Report & Treasurer's report:**

- Not presented at this meeting.

**Manager's Report – Topics of discussion**

**Unfinished Business**

- Amendment to Declaration, Rewrite of Documents - still open.
- Rules rewrite- still open.
- Vehicle charging stations – installation is scheduled for Oct 19<sup>th</sup>, 2020. Board volunteers removed a bush in front of the cabana, providing needed space for this equipment.
- Roof inspection pending coordination with Kilburn Architects. Kilburn Architects and Intertek are coordinating on schedule availability. In the interim, a tarp will be placed on the roof of building 6
- Painting project – This project will be divided into two phases. Phase 1 is scheduled to begin August 24<sup>th</sup> and continue until weather is no longer conducive. Phase 2 will begin in 2021 'fair weather' and continue until completion.  
Buildings 31, 30, 29, 27 and 26 are painted and prep work has begun at the office and cabana. When completed, the painting crew will proceed with pressure washing sidewalks and preparing and painting additional carports.

**New Business**

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

- Color scheme for cabana and office, same as residential buildings– approved.
- 2020/21 snowplow contract – approved.
- AVR unit 4B tub replacement – approved.
- Insurance release to recover the association's deductible for 2019 water loss – approved

## Other Topics

### **Rules and regulations Committee**

- No discussion

### **Landscaping Committee**

- Building clearance tree and branch trimming will take place November 5th, 6th, 9th and 10<sup>th</sup>

### **Owner Inquiries and Comments**

- 5A is requesting access to the building crawlspace to have the insulation beneath his unit evaluated Approved.

**Meeting Adjourned: 08:41 PM**

Next meeting: November 19, 2020