

Minutes
Cedar Ridge Condominium Association Board Meeting
Meeting location: Conference call
August 20, 2020

Meeting called to order: 7:13 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, Agyabyte

Minutes:

- Meeting minutes from July 29, 2020 approved unanimously.

Financial Report & Treasurer's report:

- Treasurer report is not available currently.

Manager's Report – Topics of discussion

Unfinished Business

- Amendment to Declaration, Rewrite of Documents - still open.
- Rules rewrite- still open.
- Vehicle charging stations – contract is signed, project implementation is ongoing.
- Roof inspection pending coordination with Kilburn Architects
- Painting project – This project will be divided into two phases. Phase 1 is scheduled to begin August 24th and continue until weather is no longer conducive. Phase 2 will begin in 2021 'fair weather' and continue until completion.

New Business

- 2020 Reserve Study update -in progress

Ratification of business matter approved between meetings and in previous meetings

- Color changes and additions related to exterior paint project – approved.
- Cedar Ridge Newsletter – approved.
- Mitigation contract with Alpine for building 25 water loss – approved and signed.
- Reserve transfer Directive for trash enclosure fencing – approved and signed.
- Reserve transfer Directive for wastepipe clean up and replacement – approved and signed.
- Reimbursement to JS \$64.93 for site supplies – approved.
- 11A AVR kitchen and bathroom remodel – approved.
- 16C AVR flooring – approved with conditions.
- 33D AVR renovation project – approved with conditions.

Other Topics

Rules and regulations Committee

- No discussion

Financial Committee

- No discussion

Landscaping Committee

- The Landscaping committee reviewed the quotes from Bartlett.
 - Building & Carport Clearance - \$13,167.00 was previously approved by the board and the landscaping committee agreed with the work proposed
 - Hazardous Tree Trimming & Removals - \$26,218.50 – the quote has been reviewed by the landscaping committee and changes were proposed. Kathy will ask for an updated quote.

Meeting Adjourned: 08:02 PM

Next meeting: September 17, 2020