

Cedar Ridge Board Meeting

Date: June 14, 2022

Location: virtually

Called to Order: 7:18pm

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

Minutes: None pending. Due to schedule conflicts, quorum was not available in March, April, and May.

Financial Report:

- The total Reserve balance as of April 2022 is \$1,376,448.
- Delinquencies are \$25,342. The majority of which is one account that is with the attorney.
- April financials show \$25,894 under budget.

Items Approved Between Meetings & Ratified:

- Deposit B. Moore check; \$1,100.
- AVRs - 17D hard surface flooring and 15D bathroom remodel.
- 10C fee waiver request.
- September 2021, October 2021, and February 2022 meeting minutes.
- Contract with Advantage Contractors LLC for building 6 roof replacement; \$101,170.12.
- Microbial growth source investigation bldg. 18, PCAM Services.
- 2022 Reserve Study input and adjustments.
- 2022-23 insurance policies and finance agreement; \$121,128.
- Affirmed, February 2020 reserve deposit was waived and will not be made; \$23,850.
- Tree work budget is \$40,000.
- Down payment to Advantage Contractors from Reserves; \$15,175.52.
- Reimburse T. Huizi \$188.20 & \$29.00 for pool supplies.

Committees: The Landscaping Committee to coordinate with Bartlett for tree work and SBD to spread woodchips.

Business:

- LED fixture styles for entry stairwells, carports, and pathway lights approved. TH will document fixture selections and Valley Electric will count pathway lights.
- Repair and staining of bldg. 17 deck surface approved.
- The Board will meet with Ziply about the possibility of having fiber optic lines installed on the property.
- Painting of the stairwell steps and landings is scheduled to begin on July 11th. Board members will review unit door color proofs this weekend.
- Additional roof-tarp was installed on building 6 to address a leak over the attic area. The roof will be replaced by Advantage Contractors as soon as they have schedule availability.
- Reviewed completed tasks, highlights: The community dumpster annual event was held May 19th to 31st. The pool opened May 27th. A roof pipe flashing failure has caused damage to the interior of a bldg. 20 unit. Report of microbial growth in a bldg. 18 unit was determined to be caused by interior use. Several damaged boards on the bldg. 32 landing have been replaced.
- The Board will meet next in June.

Meeting Adjourned: 8:53pm.