

Minutes
Cedar Ridge Condominium Association Board Meeting
Meeting location: Conference call
January 19, 2021

Meeting called to order: 7:00 PM

Board Member Attendees:

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

Minutes:

- Meeting minutes from September 24, 2020 approved unanimously.

Financial Report & Treasurer's report:

- Total Cash Reserves as of November 2020 is \$1,313,784
- Delinquencies \$40,946 (the majority 39,044 sent to attorney, remainder \$,1902 other delinquencies)
- YTD expenses- Financials show \$8,196 or 1.7% above budget.

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 complete. Rules need to be finalized.
- bldg. 6 – The building has constant problems with the roof a tarp was placed over the roof last year to prevent future water damage. Todd Kilburin will request quotes from various contractors to see how much it will cost to replace the roof.
- Unit 6D reported moisture intrusion in the attic, ceiling and interior walls. In addition to the roof replacement, Intertek recommended better ventilation in the unit to prevent and repainting with vapor barrier paint. PCAM Services LLC. quote for \$7,647.03 to repaint the affected areas was approved by the board.
- Painting project – Project is on hold. Phase 2 will begin in 2021 'fair weather' and continue until completion.

New Business

Ratification of business matter approved between meetings and in previous meetings

- AVR 16C interior lighting – approved.
- Reimburse 12B contractor repair – approved.
- AVR 5A insulation – approved.
- Preliminary review of upper deck cover – not approved.

- Reserve transfer directive to pay paint contractor's invoice – approved.
- AVR 31D flooring and remodel – approved.
- Roof investigation and interior paint, bldg. 6 – approved.
- Bldg. 9 rodent treatment and crawlspace cleanup, \$5,700 – approved.

Other Topics

Rules and regulations Committee

- No discussion

Landscaping Committee

- No discussion

Owner Inquiries and Comments

- The residents of 22C have suggested establishing book libraries near the mailboxes. The board is reviewing this request.

Meeting Adjourned: 08:41 PM

Next meeting: February 16, 2021