

Minutes
Cedar Ridge Condominium Association Board Meeting
Meeting location: Conference call
March 19, 2020

Meeting called to order: 7:16 PM

Board Member Attendees:

Theresa Huizi, President, Treasurer
Sergio Diaz-Cuellar, Vice-President
Eliza Holden (Tudor), Secretary

Also: Kathy Dough, Association Manager, Agynbyte and Jesse Shandrowski

Minutes:

- February 2020 minutes approved unanimously.

Financial Report & Treasurer's report:

- Total Cash Reserves as of February 2020 \$1,231,410
- Delinquencies \$33,354
- YTD expenses- Financials show 13% under budget and the primary reasons are general maintenance and utility.

Manager's Report – Topics of discussion

Unfinished Business

- Amendment to Declaration, Rewrite of Documents - still open.
- Rules rewrite- still open.
- Vehicle charging stations – pending contract sample from Charge point also exploring a pilot program from PSE. The board to work on developing policies and a user agreement for this project.
- Trash enclosure replacement- The removal of the existing enclosures to be performed by the vendor recommended by Economy fence.
- Painting project. Miller Paint has provided paint samples- on hold due to governor's directive for non-essential businesses to be closed until May 4th 2020
- The City of Redmond inspector found excessive sediment levels in control structure CS20 and branches in the storm pond. The board agreed to contract Inovac to perform the cleaning. The quote is for \$3,251.28

New Business

- The board agreed that Agynbyte will not send any late notices for March and late fees are waived until further notice
- Insurance claim #1355268 filed on building 17 common element pipe break. The cost is lower than anticipated. Kathy to see if we can cancel the insurance claim.

- Bldg 26 claim – The board agree to let o let Harbro and the association's insurance company negotiate.
- The board agreed to hold on the March Reserve deposit given the uncertainty of the national economy and the association's currently high expenses obligations.

Ratification of business matter approved between meetings and in previous meetings

With no objections, the Board ratified the following items previously approved between Board meetings:

Closing the cabana temporarily given the CDC's social distancing recommendations.

Board to Community e-communication acknowledging COVID-19 issues.

Request for attorney's opinion on vehicle charging station contract.

Other Topics

Rules and regulations Committee

- No discussion

Financial Committee

- No discussion

Landscaping Committee

- Tree inventory. Pending quote from Bartlet

Owner Inquiries and Comments

- 26C – AVR for alternative front door style. This door is to replace the one damaged by the fire department and is included in the association's insurance claim. The Board approved.
- 15B – owner is requesting Board approval to have a new front door installed at the association's expense; \$427.97 + \$467 for the installation. The Board approved.
- 19C – Contract with Willard's Pest Control investigate and, if necessary get a quote to have the attic cleaned.

Meeting Adjourned: 9:00 PM

Next meeting: April 16th, 2020 – web or conference call meeting