

Minutes
Cedar Ridge Condominium Association Board Meeting
Meeting location: Cedar Ridge Cabana
February 20, 2020

Meeting called to order: 7:12 PM

Board Member Attendees:

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

Minutes:

- Annual meeting minutes from Nov 2019 and January 2020 minutes approved unanimously.

Financial Report & Treasurer's report:

No treasury report was 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 – pending contract sample from Charge point
- Trash enclosure replacement- Jesse S provided a quote from Economy fence to replace the dumpster enclosures with galvanized chain link. Total estimated cost is \$22,203.11 + tax for all 10 dumpster enclosures. The removal of the existing material will be at an additional cost. Kathy and the board requested to replace the fence on the back of the pool. The board approved this quote.
- Painting project. Miller Paint has provided paint samples- the board indicated which surfaces should be included in the bid (i.e. siding, deck surfaces, stairwell entry steps, carports, etc.).

New Business

- Board Resolution on Covenant Compliance Inspections (CCI). Board resolution unanimously approved.

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:

- 1) AVR for solid surface flooring conditioned on sound mitigation underlayment in 19C.
- 2) AVR to increase size of attic entrance in 19C is denied.

3) Insurance claim (#1341327) filed for building 26 water loss.

Other Topics

Rules and regulations Committee

- No discussion

Financial Committee

- No discussion

Landscaping Committee

- Tree inventory. Pending quote from Bartlet

Owner Inquiries and Comments

- 19C – owner is requesting that the attic access door be removed from within the unit and relocated to the roof. – The Board denied this request.
- 13B – owner requesting new unit entry door. – Agynbyte to reach out to Cress and see if it can be repaired.
- 27D – owner requesting reimburse in-part or whole for water damage related expenses; \$670.38- The board approved the request.
- 33A – AVR for interior wall removal. The board approved the request.

Meeting Adjourned: 8:30 PM

Next meeting: March 19th, 2020