

**Minutes**  
**Cedar Ridge Condominium Association Board Meeting**  
**Meeting location: Conference call**  
**September 24, 2020**

**Meeting called to order: 7:15 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, Agynbyte

**Minutes:**

- Meeting minutes from August 20, 2020 approved unanimously.

**Financial Report & Treasurer's report:**

- Total Cash Reserves as of August 31, 2020 is \$1,297,105
- Delinquencies \$39,887 (the majority 39,014 sent to attorney, remainder \$873 other delinquencies)
- YTD expenses- Financials show \$3,083 or 0.9% below budget.

**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 -unanimously approved
- 2021 budget has been approved subject to a final review from the board.
- Building lights – Pursuing and upgrade to energy efficient light bulbs if we qualify for the PSE discount.
- Trash enclosure notice approved to be posted.

**Ratification of business matter approved between meetings and in previous meetings**

- Color changes and additions related to the exterior paint project – approved.
- Reserve funds transfer for painting project – approved.
- Water loss repairs at buildings 1 and 25 – approved.

## 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 - Bartlett is scheduled to perform building clearance tree and branch trimming on November 5th, 6th, 9th and 10<sup>th</sup>. The landscaping committee will be posting notices to notify the owners about the work being done around the buildings.
  - Hazardous Tree Trimming & Removals - \$26,218.50 – the quote has been reviewed by the landscaping committee and changes were proposed. – Work has been put on hold for now.

### **Owner Inquiries and Comments**

- 12B - AVR request approved

### **Meeting Adjourned: 08:35 PM**

Next meeting: October 15, 2020