

Minutes
Cedar Ridge Condominium Association Board Meeting
Meeting location: Conference call
June 18, 2020

Meeting called to order: 7:09 PM

Board Member Attendees:

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

Minutes:

- Meeting minutes from May 2020 minutes approved unanimously.

Financial Report & Treasurer's report:

- Total Cash Reserves as of May 31 2020 \$1,279,250
- Delinquencies \$37,626 (the majority 35,717 sent to attorney, remainder \$1,909
- YTD expenses- Financials show 23% above budget and the primary reasons are general maintenance and roof repair.
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Manager's Report – Topics of discussion

Unfinished Business

- Amendment to Declaration, Rewrite of Documents - still open.
- Rules rewrite- still open.
- Vehicle charging stations – pending onsite visit. The project is being delayed due to Covid-19.
- Painting project – 4 proposals have been received. The board to reach out to contractors with some clarification questions.
- Roof inspection by Kilburn Architects and Roof Technical Services (RTS) Pending a second opinion on how to solve condensation problems. Board has agreed to use Intertek for the second opinion.

New Business

Bartlett Tree proposals:

- Building & Carport Clearance - \$13,167.00 Approved
- Hazardous Tree Trimming & Removals - \$26,218.50 is sent back to the landscaping committee for a review.
- The board is examining the possibility of filing an insurance claim for the sewer leak in building 17.
- Pool season – the pool is currently closed and will remain so until the board can further evaluate if we can re-open in Phase 4, when all the restrictions are lifted. The board is

considering opening in Phase 3 if the additional cost (increased liability, additional cleaning expenses etc.) can be agreed upon and justified.

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:

- 2020-2021 Insurance policies have been renewed at a total cost of \$93,723
- Revised painting specifications and contractor questionnaire.

Other Topics

Rules and regulations Committee

- No discussion

Financial Committee

- No discussion

Landscaping Committee

- Tree inventory. Pending quote from Bartlet.

Owner Inquiries and Comments

- 13B requesting that the association sponsor window cleaning for all units as a common expense

Per our rules, the Individual Condominium Homeowner is responsible for the cleaning, maintenance and replacement of the exterior windows and screens.

Meeting Adjourned: 8:00 PM

Next meeting: July 16th, 2020