

Minutes
Cedar Ridge Condominium Association Board Meeting
Meeting location: Conference call
April 20th , 2021

Meeting called to order: 7:00 PM

Board Member Attendees:

Theresa Huizi, President, Treasurer
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 March 1st approved unanimously.

Financial Report & Treasurer's report:

- No financial 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 – 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. Kilburn is having a hard time finding contractors that can bid on this project
- Painting project – Project will resume on May 5th 2021. Per the contractor's request, the board approved the work hours between 8:00 AM and 6:00 PM.
Note: Last year we had an increase cost for our water bill due to the power washing of the building. Part of this cost should be paid from our reserves.

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

- Reimbursement to JS for faucet covers.
- Attorney's follow-up letter to homeowner.
- Attorney letter regarding unit access.
- Owner dispute referred to association's attorney.
- 2020 tax return signed and submitted.
- Reserve transfer Directive for plumbing and drainage repairs, and crawlspace cleanup

New Business

- The board approved Mathew's request to buy one water sensor for each unit as a preventive measure against future water losses. The board approved to reimburse him for these sensors (total cost around \$1300). Communication to the owners to be sent out before delivery date.
- Waste management reported overflowing dumpsters during March and April, but they were not able to identify which enclosures. The board and the landscaping committee will monitor and report any overflowing issues.

Other Topics

Rules and regulations Committee

- The board decided to ask Pody & McDonald Pllc to start reviewing the CRC rules.

Landscaping Committee

- The Committee has requested the budgeted amount for the tree work. Kathy will resend the quote from Bartlett for review.

Owner Inquiries and Comments

- The owner of 3A is requesting the Board's interpretation of Rules related to remodeling and quiet hours. 3C's AVR applications have been placed on-hold. A hearing has been set for April 27, 2021

Meeting Adjourned: 08:41 PM

Next meeting: May 18, 2021