

Minutes
Cedar Ridge Condominium Association Board Meeting
Meeting location: Conference call
March 1st, 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 Eband
Also: Kathy Dough, Association Manager, Arynbyte

Minutes:

- Meeting minutes from October 15, 2020, November 19 2020 and January 19 2021 approved unanimously.
- There was no meeting on February 16, 2021 since we did not have a quorum.

Financial Report & Treasurer's report:

- Total Cash Reserves as of January 2021 is \$1,361,979
- Delinquencies \$42,883 (the majority \$40,079 sent to attorney, remainder \$2,804 other delinquencies)
- YTD expenses- Financials show \$13,541 or 30.1% 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 – 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.
- Unit 6D reported moisture intrusion in the attic, ceiling and interior walls. In addition to the roof replacement, Intertek recommended better ventilation in the unit to prevent and repainting with vapor barrier paint. PCAM Services LLC. quote for \$7,647.03 to repaint the affected areas was approved by the board.
- Painting project – Project is on hold. Phase 2 will begin in 2021 'fair weather' and continue until completion.

New Business

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

- Association Reserves to complete the 2021 reserve study, approved.
- The 2019 audit reviewed and approved.

- Attorney letter to owner, approved.
- Water loss insurance claim filed, approved.
- Stanford, Munko & Co. to complete the 2020 tax return and audit, approved.

Other Topics

Rules and regulations Committee

- No discussion

Landscaping Committee

- No discussion

Owner Inquiries and Comments

- The owner of 35C suggests establishing an off-leash pet area within the property.
- A concerned owner notified the board regarding a dog being walked off leash on the CRC premises. A notice will be sent out to all the owners to remind them about the rules.

Meeting Adjourned: 08:41 PM

Next meeting: April 19, 2021