

Minutes
Cedar Ridge Condominium Association Board Meeting
Meeting location: Cedar Ridge Cabana
January 23, 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, Agyabyte

Minutes:

- September 2019 minutes approved unanimously. The October meeting lacked board quorum.

Financial Report & Treasurer's report:

- Total Cash Reserves as of 12/31/2019
- Delinquencies \$31,654
- YTD expenses- Financials show \$3,990 or 0.8% over budget and the primary reasons maintenance repairs of 2,651.

Motion to approve Financial Reports was seconded and approved.

- FHA has approved the association's application for renewal.
- Stanford, Munko & Co has been engaged to prepare the 2019 audit and tax return.
- The annual Secretary of State reporting was completed in October

Manager's Report – Topics of discussion

Unfinished Business

- Amendment to Declaration, Rewrite of Documents - still open.
- Rules rewrite- still open.
- Vehicle charging stations – pending board review
- Trash enclosure replacement- Kathy to get some quotes
- Painting project. Miller Paint has provided paint samples- The board selected two color schemes Boutique gray + repurpose and Everlasting sage + Serpentine. Miller paint to provide quotes for these two options.

New Business

- Water tanks. We had two units affected by water damages. One of them had the original water tank. The board to consult with the attorney and help us draft a letter to the owners.
- Roofs – condensation problems. Kathy to ask Kilburn Architects to investigate and propose a long term solution

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:

- Reimbursement to E Tudor for meeting room reservation; \$190.
- Bartlett Tree's proposal for tree trimming and maintenance; \$3,415.50.
- AVR for unit 15B kitchen remodel approved contingent on execution of a hold harmless agreement and project oversight by the association's architect; approved at November 18th Board meeting. Homeowner to pay costs
- AVR for lighting and heating in unit 13A.
- 15B hold harmless with revisions approved.
- Snow plowing contract with Affordable Restoration.
- Attorney referral on uncured unit plumbing leak. Attorney referral on amending Declaration for unit alteration

Other Topics

Rules and regulations Committee

- No discussion

Financial Committee

- No discussion

Landscaping Committee

- Tree inventory. Pending quote from Bartlett

Owner Inquiries and Comments

- 19C – is requesting to add a larger door to the attic. The owner to provide pictures and to submit a formal AVR form.
- 26C is requesting to replace the front door at their own cost. The owner was instructed to submit formal AVR form.

Meeting Adjourned: 8:46 PM

Next meeting: February 20th, 2020