

Cedar Ridge Board Meeting

Date: December 6, 2022

Location: virtually

Called to Order: 7:25pm

In attendance: Theresa Huizi, Sergio Diaz-Cuellar, and Matthew Nordstrand – Board members, and Kathy Dough - Association Manager.

Meeting Purpose: This meeting was held to establish Officer positions and ratify business matters.

Current Business:

- 1) Officer positions discussed and approved as follows:
 - a. President & Treasurer Theresa Huizi
 - b. Vice President & Secretary Sergio Diaz-Cuellar
 - c. Member at Large Matthew Nordstrand
 - d. Member at Large Brittany Eband
- 2) All Board members are authorized signers on the association's Reserve accounts.

Items Approved Between Meetings and Ratified:

- 1) Bldg. 30 carport repair; \$3,951.78.
- 2) AVR applications: 20D flooring & patio door, and 34C bathroom remodel.
- 3) July, August, September, and October meeting minutes.
- 4) Pool fence section and shed trellis replaced with chain-link; \$4,30142.
- 5) 2021 Audit, prepared by Stanford, Munko & Co.
- 6) Unit firebox repair and two storm collars replaced; \$1,115 plus tax.
- 7) Removal of gypcrete and insulation in damaged unit.
- 8) Mitigation and interior repairs to two bldg. 26 units impacted by a roof leak.
- 9) Reserve directive for final paint project invoice; \$54,560.27.

Administrative: Board meetings will be held the 2nd Thursday of the month.

Meeting Adjourned: 8:05pm.