

# Cedar Ridge Board Meeting

Date: August 9, 2022

Location: virtually

Called to Order: 7:15pm

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

Minutes: Minutes of the July meeting are being drafted.

Financial Report: Tabled.

Items Approved Between Meetings & Ratified:

- 18D roof major roof repair; \$11,010.
- 32B AVR exterior vent and remodel conditionally approved.

Committees: no report.

Business:

- Ziply has determined that it is not cost effective for them to bring fiber cable into the complex, and therefore has declined to do so.
- The bldg. 6 roof replacement is in progress. Kilburn Architects is managing this project. A second roof leak occurred at bldg. 20 and caused damage to one of the upper units. Repair of the bldg. 18 roof was completed on August 3<sup>rd</sup>. Kilburn Architects determined that the roofing material was aged and deteriorated. Additional plywood damage was discovered during the repair phase, adding \$771 to the overall project cost.
- Painting of stairwell steps and landings is complete, and work was inspected on August 1<sup>st</sup>. Project cost increase of 5% due to additional supply and labor expenses approved. Matt and Sergio will compile a list of units with non-standard door finishes.
- Adverse conditions were discovered within a unit while responding to a water loss report. This matter has been referred to legal counsel.
- The cabana keypad entry system has been reprogrammed and the battery replaced.
- Quotes to reseal the building 7, 32, and 34 ramp surfaces, concrete repairs, and to replace the wood section of the pool enclosure fence with chain-link, have been requested.
- A large tree root has grown over the building 15 exterior water shut-off valve and meter box. This has been reported to Public Works' utility division.
- Pest control bait stations were filled and building perimeters sprayed on July 22<sup>nd</sup>.
- The Board is scheduled to meet next in September.

Meeting Adjourned: 8:45pm.