

Minutes
Cedar Ridge Condominium Association Board Meeting
Meeting location: Conference call
July 23, 2020

Meeting called to order: 7:06 PM

Board Member Attendees:

Theresa Huizi, President, Treasurer
Sergio Diaz-Cuellar, Vice-President - Absent
Eliza Holden (Tudor), Secretary
Matthew Nordstrand, 5th Member
Also: Kathy Dough, Association Manager, Agyabyte

Minutes:

- Meeting minutes from June 18 2020 and special meeting from June 20 2020 minutes approved unanimously.
- Previously scheduled meeting on July 22, 2020 did not meet quorum. The notes from both meetings are combined in this document.

Financial Report & Treasurer's report:

- Total Cash Reserves as of June 30 2020 \$1,303,438
- Delinquencies \$38,912 (the majority 37,334 sent to attorney, remainder \$1,578
- YTD expenses- Financials show 18.7% above budget and the primary reasons are general maintenance and roof repair.

Manager's Report – Topics of discussion

Unfinished Business

- Amendment to Declaration, Rewrite of Documents - still open.
- Rules rewrite- still open.
- Vehicle charging stations – contract is signed, project implementation is ongoing.
- Roof inspection pending coordination with Kilburn Architects
- Painting project – This project will be divided into two phases. Phase 1 is scheduled to begin August 24th and continue until weather is no longer conducive. Phase 2 will begin in 2021 'fair weather' and continue until completion.

New Business

- 2020 Reserve Study update
- The board will send a newsletter and communications regarding water losses

Ratification of business matter approved between meetings and in previous meetings

- Insurance policies for June 2020-2021 renewal – approved and signed.
- Contract with Rankin's for exterior painting project – approved and signed.
- Contract with PSE for vehicle charging station – approved.
- 33D AVR flooring, kitchen, and bathroom remodel - approved.

- 33A AVR wall removal – denied. The wall is loadbearing.
- 16C AVR hard surface floor - approved

Other Topics

Rules and regulations Committee

- No discussion

Financial Committee

- No discussion

Landscaping Committee

- No discussion

Owner Inquiries and Comments

Meeting Adjourned: 7:59 PM

Next meeting: TBD 2020