

Cedar Ridge Board Meeting

Date: October 13, 2022

Location: virtually

Called to Order: 6:05pm

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

Minutes: Tabled.

Financial Report: Tabled.

Items Approved Between Meetings & Ratified:

- Rose Environmental additional mitigation work, estimate \$3,500 + tax.
- Attorney recommendations related to mitigation and repair process for damaged unit.
- Bartlett Tree Experts contract for tree trimming and removals from Reserves, \$29,066.44.
- Dibble Engineers repair scope for bldg. 30 carport, T&M.
- Bldg. 6 roof progress payment, Advantage invoice 7852 from Reserves; \$25,292.54.
- Insurance claim filed for bldg. 6 water tank leak.

Committees:

Tree trimming and removal of specific trees is scheduled for December 5th to 12th. The Landscaping Committee will coordinate with Bartlett Trees to secure removal permits.

Business:

- The 2023 proposed budget with a 7% increase has been adopted by the Board. The Reserve contribution for 2023 was decided at \$344,700. In-person meeting room availability at Marymoor will be explored, and alternatively the Annual Meeting and Budget Ratification will be conducted virtually.
- The part time employee job description for Jesse S is approved.
- An example of the proposed LED stairwell fixture has been installed at bldg. 16. Matt will inquire with Valley Electric about replaceable versus fixed bulb options.
- The Board authorizes the association's attorney to draft a Declaration Amendment for deductible shifting and other recommended items.
- An unidentified vehicle hit and damaged the carport in front of bldg. 30. Dibble Engineers has prepared a repair scope and Advantage Contractors will be providing a quote.
- A water tank failed in bldg. 6 has caused damage to two units. Mitigation and restoration are roughly estimated at \$30,000. A claim has been filed with the association's insurance company.
- Upcoming October and November maintenance items:
 - a. Pressure washing of the trash enclosures, sidewalks, curbs, utility boxes, and ramps.
 - b. Dusting of the entry stairwells.
 - c. Painting of concrete step-edges, curbs, speedbumps, and some lines.
 - d. The bldg. 6 roof replacement is still in progress. An inspection by the City is pending.
 - e. Mitigation and repair of a damaged unit will continue.
- An alternative company has been asked to quote pool maintenance service and heater replacement.

Meeting Adjourned: 7:20pm.