

**Minutes**  
**Cedar Ridge Condominium Association Board Meeting**  
**Meeting location: Conference call**  
**May 18<sup>th</sup> , 2021**

**Meeting called to order: 7:15 PM**

**Board Member Attendees:**

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

**Minutes:**

- Meeting minutes from April 20<sup>th</sup> st approved unanimously.

**Financial Report & Treasurer's report:**

- Total Cash Reserves as of April 2021 is \$1,417,894
- Delinquencies \$42,226 (the majority \$40,095 sent to attorney, remainder \$2,131 other delinquencies)
- YTD expenses- Financials show \$40,536 or 23% above budget due to higher YTD maintenance expenses for roof repairs.

**Manager's Report – Topics of discussion**

**Unfinished Business**

- Amendment to Declaration, Documents and Rules rewrite has been referred to the attorney.
- Vehicle charging stations – installation is complete. Rules need to be finalized.
- bldg. 6 – The building has constant problems with the roof a tarp was placed over the roof last year to prevent future water damage. Todd Kilburn met with contactors on April 28th for the purpose of securing bids to replace the building 6 roof. Quotes are now pending.
- Painting project – The first stage of the project includes cleaning and painting siding, decks, and carports. This stage has been divided into 8 phases with 4 buildings per phase. Work at phase 1 buildings is in-progress, and work will begin at phase 2 buildings on May 25th. Notices will be posted on the relevant unit doors approximately 7 to 14 days before the start of each phase, when possible.

**Ratification of business matter approved between meetings and in previous meetings.**

- June 2021-2022 insurance policies approved and signed with 5% earthquake deductible.
- Letter from attorney to homeowner on noise restrictions.
- Reserve transfer Directive for roof investigation and unit repairs, building

## **New Business**

- Pool opening status. TBD -The board is waiting form guidance from the health department.
- Chimney cleaning – tabled for next meeting.

## **Other Topics**

### **Rules and regulations Committee**

### **Landscaping Committee**

### **Owner Inquiries and Comments**

- 7D community dumpster event inquiry – The board approved the request.
- 3C's project requests (AVRs) to be finalized.
- 10C request to investigate possible wildlife activity on the roof, in the attic, and/or in-wall. Resident has agreed to monitor and log.
- 16B has presented an inspection report for the Board's review and response.
- 8A AVR request for drain reposition – Approved.
- 35C request to have a pod installed in front of the building- approved. An AVR will be required for the floor install.
- 15B little library request. AVR will be required – approval subject to board and Landscaping committees.

### **Meeting Adjourned: 08:52 PM**

Next meeting: June 22, 2021