

Minutes
Cedar Ridge Condominium Association Board Meeting
Meeting location: Conference call
September 24, 2020

Meeting called to order: 7:15 PM

Board Member Attendees:

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

Minutes:

- Meeting minutes from August 20, 2020 approved unanimously.

Financial Report & Treasurer's report:

- Total Cash Reserves as of August 31, 2020 is \$1,297,105
- Delinquencies \$39,887 (the majority 39,014 sent to attorney, remainder \$873 other delinquencies)
- YTD expenses- Financials show \$3,083 or 0.9% below budget.

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 -unanimously approved
- 2021 budget has been approved subject to a final review from the board.
- Building lights – Pursuing and upgrade to energy efficient light bulbs if we qualify for the PSE discount.
- Trash enclosure notice approved to be posted.

Ratification of business matter approved between meetings and in previous meetings

- Color changes and additions related to the exterior paint project – approved.
- Reserve funds transfer for painting project – approved.
- Water loss repairs at buildings 1 and 25 – approved.

Other Topics

Rules and regulations Committee

- No discussion

Financial Committee

- No discussion

Landscaping Committee

- The Landscaping committee reviewed the quotes from Bartlett.
 - Building & Carport Clearance - Bartlett is scheduled to perform building clearance tree and branch trimming on November 5th, 6th, 9th and 10th. The landscaping committee will be posting notices to notify the owners about the work being done around the buildings.
 - Hazardous Tree Trimming & Removals - \$26,218.50 – the quote has been reviewed by the landscaping committee and changes were proposed. – Work has been put on hold for now.

Owner Inquiries and Comments

- 12B - AVR request approved

Meeting Adjourned: 08:35 PM

Next meeting: October 15, 2020