

**Minutes**  
**Cedar Ridge Condominium Association Board Meeting**  
**Meeting location: Conference call**  
**April 16, 2020**

**Meeting called to order: 7:12 PM**

**Board Member Attendees:**

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

**Minutes:**

- Meeting minutes from March 2020 minutes approved unanimously.

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

- Total Cash Reserves as of February 2020 \$1,231,410
- Delinquencies \$33,354
- YTD expenses- Financials show 13% under budget and the primary reasons are general maintenance, roof repair and utility.

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

**Unfinished Business**

- Amendment to Declaration, Rewrite of Documents - still open.
- Rules rewrite- still open.
- Vehicle charging stations – Pending PSE pilot program. Pending approval from PSE.
- Trash enclosure replacement- on hold due to COVID-19
- Painting project - specifications approved by the board. Pending bids from Miller Paint.
- Ongoing problems with roofs (specifically bldg. 6, 16 and 19) Roof inspection by Kilburn Architects and Roof Technical Services (RTS) Pending a second opinion on how to solve condensation problems.

**New Business**

- Project status due to COVID-19
  - Pool opening – opening date is still in question, but once the pool is open the one of the board members will have to do the check for one day per week. Theresa to do it this year. Eliza is the back-up.
  - Cabana will remain closed until State's social distancing orders are lifted.
  - Spring Cleaning event. A large dumpster will be onsite April 16th through April 27th

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

With no objections, the Board ratified the following items previously approved between Board meetings:

1. Reimbursement to homeowner for Board approved door purchase.
2. Unit plumbing repairs completed per attorney's recommendation, bldg. 32

### **Other Topics**

#### **Rules and regulations Committee**

- No discussion

#### **Financial Committee**

- No discussion

#### **Landscaping Committee**

- Tree inventory. Pending quote from Bartlet

#### **Owner Inquiries and Comments**

- 6C is requesting that a nearby tree be removed. This matter has been referred to the Landscaping Committee to assess the health of the tree and determine whether it can be trimmed back away from the building
- Green car still parked for a longer period and a flat tire. - Katy to reach to the owner.

**Meeting Adjourned: 8:51 PM**

Next meeting: May 21th, 2020