

Association of Homeowners at Cedar Ridge Regular Board Meeting Minutes
September 2, 2025

Open Forum

Board Members, Ken Ray, Tim Crane, Sue Cotterman. Management from PPM present: Nicole Clift

The meeting was called to order at 6:30 pm by Ken Ray. The meeting was held virtually with an open forum. Quorum declared present.

The open forum ended at 6:50.

The HOA board meeting was called to order by Ken Ray at 6:52.

Motion made by Tim Crane to accept the agenda as presented, seconded by Ken Ray. Motion Carried.

Motion to approve 6/3/25 minutes was made by Tim Crane and seconded by Ken Ray. Motion Carried.

Financials

August financials were reviewed by Nicole Clift.

Motion to accept financials made by Ken Ray, seconded by Sue Cotterman. Motion carried.

Old Business

The Reserve study potential changes were discussed. PPM recommended that the reserve study be followed in its entirety. Ken Ray made a motion to submit the analysis done to Alex for minor study changes. Tim Crane seconded the motion. Motion carried.

Discussion regarding term limits and bringing to homeowners for vote.

New Business

A motion was made by Sue Cotterman to approve up to a 10% increase to the community in HOA fees. Seconded by Tim Crane. Motion carried.

Voting for Board Term limits and new Board members was discussed. Signs that say Vote Now will be placed by the mailbox. Also, reminders to vote will be mailed to homeowners with the annual meeting notice. There will be a call for nominations at the annual meeting.

Motion to adjourn at 8:23 pm was made by Ken and was seconded by Sue. Motion carried