

Cedar Ridge Homeowners Association Board Meeting

January 19th, 2022

- The meeting was a hybrid meeting (in-person and virtual via Google Meet) and started at 6:31PM with Carolyn bring the call to order.
- Board members in attendance were Travis Weber, Jr., Gina Beal, Diana Thompson, Lillian McGinnis, Carolyn Fry. Homeowners attended in-person were Randy Rich, Carol Rich, Eugene Pfaff, Tiffany Wasilk. Homeowners attended remote was Barb Moberg
- Travis thanked those in attendance, thanked outgoing board and read their message. He then introduced himself with each board member introducing themselves in succession.
- Travis acknowledged two resignations: Sheryl Pfaff for Secretary effective Jan 1, 2022, and Gina Beal for Vice President effective Feb 1, 2022. Travis explained the appointments of Lillian as treasurer and Diana as secretary due to the vacancy of the secretary seat and Joanie Davey wishing to be a member at large. Board position terms noted for keeping in 3/2 election cycle.
- Prior board approved 2021 Annual Meeting minutes, no need for current board to review.
- Travis outlined meeting and communication procedures
 - Board meetings are regularly scheduled 2nd Wednesday of each month at 6:30PM.
 - Meetings no longer than 1.5. hours
 - Meetings for the short term will be provided in-person and remote via Google Meet
 - Board should provide meeting change notice to homeowners within 72 hours to allow members to attend (except in emergency cases).
 - Communicating with the board can be done via email or in person with 2 board members present.
- Travis shared direction for 2022 board including CC&R review, growing community involvement, social media/web presence, (re)establishing committees.
- No reports from VP due to resignation. Board to determine replacement candidate and appoint.
- Diana stated no correspondence currently received to address. Travis confirmed receipt of correspondence from Barb Moberg to address later.
- Diana confirmed next board meeting Feb 9th at Carolyn Fry's residence, Lot 74. Carolyn made a motion to have meetings rotate hosting through current board households, board approved.
- Diana confirming upcoming dues notice and costs and work with Lillian to send out. Dues can be paid by check; the HOA does not accept credit cards. Lillian provided template of dues notice. Motion by Diana to approve dues notice, board approved with change to email address to treasurer@cedarridgehomeowners.com
- Lillian noted all bills are currently paid through January 19. Water bill was signed by Jim as new board does not have current signer rights. New checks were ordered, received and reviewed as current stock was low.
- Lillian provided necessary forms for changing signers on the bank accounts. With VP seat vacated, signers to be added are Travis (president) and Diana (Secretary) to keep business flowing and remove Jim (former President) and Sherryl (former Secretary). Travis made a motion for adding/removing signers as stated, board approved.
- Lillian provided treasurer's reports for December and 4th quarter of 2021. The 2022 budget was outlined and proposed. The outgoing board helping with 2022 budget in transition with new

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board. Motion by Travis to accept 2022 budget, board approved. Motion by Travis to accept the 4th quarter and December 2021 reports, board approved.

- 2021 Year end Balances in Checking \$12,760.94, Savings \$5,211.00, Reserve \$4,000.27
- Total in CRHOA Accounts as of 12-31-2021 \$21,972.21

- Carolyn covering newsletter, working on content and reviewing prior years for design/layout.
- Carolyn provided the board with a list of volunteers for committee(s).

- ACC committee has no pending approvals/denials that board is aware of. New chairperson to be established as prior chair has stepped down. Board Member Diana Thompson volunteered.
- Hospitality committee to continue with Carolyn Fry as chair.
- Other committees to be followed up on later in interest of time for tonight's meeting.

- New business:
 - Lillian provided info that Lot #9 submitted an HOA transfer request with a settlement date estimated of Feb 8, 2022, and confirmed she replied to the title company acknowledging the request.
 - Diana looking into Stone Art & Sign to quote cleaning/sealing entry sign.
 - Travis suggesting looking into retrofitting neighborhood lighting if cost effective to reduce power bill.
 - Lighting on 112th might require petition to complete
 - Diana looking into contacting county to repair road damage
 - Diana suggesting weather response team for in climate weather response (de-icing, plowing etc.) since county response slow. Looking into costs within budget.
 - Survey from new board to homeowners regarding various topics.
 - Compliance Enforcement: 4 new compliance letters issued this month. CC&R's to be reviewed for next steps.

- Continuing business: None.

- Homeowners Questions/Comments
 - Write-In Question:
 - Homeowner wanted to know how Lillian ended up on the board continuing as treasurer.
 - Answer: When new board came on, 4 positions were available initially with Secretary seat then vacated. With all five positions open, board appointed Lillian to 1 year term to continue as treasurer to aid in smooth transition.
 - Write-In Question:
 - Homeowner submitted letters to board via third party (another homeowner) due to absence from meeting and requesting acknowledgement.
 - Answer: Board acknowledges receipt of letters and concerns and will be going to address in accordance with governance documents.
 - Question:
 - Homeowner would like to know the fine for remaining in non-compliance with a letter.

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- Answer: Board to determine fine/penalty schedule in accordance with governance documents.
 - Question:
 - Homeowner asked about HOA dues outstanding for 2020 and forward.
 - Answer: 6 homeowners are past due with only 1 past due from 2019 to 2021
 - Question:
 - Can something be done about compliance with broken down vehicle on lot
 - Answer: Board to confirm compliance violation and issue notice.
 - Complaint:
 - Homeowner stating burning issues within the neighborhood
 - Answer: Burning guidelines to be posted in newsletter and CRHOA website
 - Comment:
 - Homeowner stating issue with drainage on property. Address with county to finish pre-existing project.
 - Reply: Board foresees no issue with ACC for pre-existing project and thanks for making us aware.
- Meeting adjourned at 8:00PM.

Respectfully submitted,

Diana Thompson

Secretary, Cedar Ridge Homeowners Association