

Cedar Ridge HOA April 2022 Meeting Minutes

Date: April 12, 2022

Start 6:07

End 7:37

Location: Lot 46

Board Members Present: Board members Present: Travis Weber, Erynn Marlar, Carolyn Fry, Diana Thompson. Lillian McGinnis

Residents Present: Barb Moberg in person. Russ and Cheryl Ornellas via google meet.

May Meeting: Scheduled for May 11th at 6 pm. Location: Lot 76

Agenda: Approve meeting minutes. Address homeowner questions and concerns. Discuss ongoing HOA business and compliance issues.

Non-Compliance: 1 noncompliance issue still outstanding, 2nd notice will be issued. 2 new non-compliance issues identified; courtesy conversation will be had by/with President. Discussed: Issuing noncompliance letters for trash and recycle cans not being put away per RCW 4.5

Meeting Minutes: February meeting minutes approved. Minutes, and addendum per homeowner request, will be uploaded to HOA website. March meeting minutes approved pending correction of meeting time correction, spelling and typo corrections.

Homeowner questions and concerns: Homeowner concern regarding who is authorized to sign checks is addressed. President states that all good standing homeowners are allowed to have account visibly. No, non-board member is however permitted to be a signer of checks. Need to revise bi-laws concerning this area is discussed. Concern voiced regarding if finance committee chairperson can have visibility of statements. Yes, finance committee chairperson is allowed. Concern voiced over who has access to keys to the storage and mailbox. No non board member is to have keys to either. Non-compliance issue was brought to our attention, non-compliance will be address courtesy conversation with president. Follow up regarding safety is voiced. Concern voiced over whether a safety alert has/had been issued to neighborhood. Alert was issued in the early hours of April 12th.

Treasurer's Report: Print out of account balances provided to board members. All outstanding ledgers have been put into QuickBooks. 1 cent variance identified and resolved. Variance was due to compound interest reporting. January and February Treasurer's report are approved. Dues reviewed. We have 5 waved, 64 paid and 22 outstanding. Late fees will begin April 2022. We have 6 outstanding annual dues from 2019-2021. Courtesy conversation with President will be had before we issue any liens.

President Report: President reports that the website has been updated with previously approved meeting minutes. Books and records have been reviewed and new policy has been drafted. Operating procedures will be address at next meeting.

Vice President Report: Access to HOA Facebook page is pending contact of previous admins.

Secretary Report: Pending non-compliance letters will be drafted. May HOA meeting location and time appointed. Will contact landscaping companies regarding weeding, planting, and sprucing up front entrance and area by retaining pond. As well as getting quotes to trim hedge behind sign and cherry tress by retention pond. Will reach out to Stone & Art to schedule sign cleaning. Will retrieve HOA meeting signs from storage. Discussed safety regarding identified possible homeless camp behind school.

Sargent in Arms Report: Newsletter discussed. Will include note regarding garbage noncompliance. Add classified section. Continue with monthly recipes. Upcoming events such as having two neighborhood clean up events. Calls to be made for our annual 4th of July Parade. Committees: Possible new committee for trash pickup. Safety committee is still needed. Contacted Fir Ridge regarding doing a meeting with local law enforcement and establishing neighborly communication regarding safety, no response has been received. Welcome committee bags are ready to be disbursed.

New Business: Executive meeting set April 20th lot 58 at 6:30 to discuss non-compliance issues.