

CRHOA Board Meeting  
March 31, 2021

Meeting was called to order at 7:05 p.m.

Board Members in attendance were Jim Bouchard, John Sellmann, Sherryl Pfaff Lillian McGinnis and Eugene Pfaff  
Zoom attendees were Zibby Simpson and Barb Moberg.

From Jim

He welcomed everyone to the meeting and apologized for being a few minutes late in getting the zoom launched because of the time difference in Connecticut and Bonney Lake time difference.

He stated that an upcoming expense would be with the front sign as it needs cleaning due to moss and algae growth.

Jim also stated that the Reserve Account was opened in the amount of four thousand dollars – two thousand from our checking account and two thousand dollars from the savings account. The money in the Reserve Account could only be used for repair or replacement of the assets of the association, i.e., light fixtures, front sign, mail boxes and replacement of trees and shrubs. He further stated that future deposits to the Reserve Account would depend on future budgets.

Jim addressed non-compliance issues stating that they are on going and that the Board continues to work the issues.

From Lillian

The January 2021 Checking and Saving accounts are as follows:

Beginning Checking balance	\$10,965.16
Beginning Savings balance	<u>\$ 7,210.45</u>
Total	\$18,175.61

Ending Checking balance	\$10,972.78
Ending Savings balance	<u>\$ 7,210.51</u>
Total	\$18,183.29

The February 2021 Checking and Saving accounts are as follows:

Beginning Checking balance	\$10,972.78
Beginning Savings balance	<u>\$ 7,210.51</u>
Total	\$18,183.29

Ending Checking balance	\$10,899.00
Ending Savings balance	<u>\$ 7,210.57</u>
Total	\$18,109.57

The major expense in February was to Notable Web in the amount of \$200.00 for work on the CRHOA Web site. \$30.00 for the Domain name, and \$10.00 for the monthly contract with Notable Web. The site has now been updated from 2017 thru February 2021.

The 2<sup>nd</sup> Quarter Bill for Centennial Storage in the amount of \$210.00 is due and Eugene Pfaff will take the check to them so as not to incur late fees on Thursday.

The motion was made and seconded to approve Lillian's January and February Budget reports.

Lillian stated that she received a letter from the City of Bonney Lake for land use comments with regards to the Bonney Lake School and Zibby stated that she also received the same letter. After discussion it was determined that only those CRHOA residents that has property adjoining the property in question received the letter and that it did not affect the rest of the homeowners and therefore, the Board would have no input.

From John

ACC

John stated that he has noticed several homeowners that had made repairs and one homeowner who took down a tree and had a side driveway made without contacting the ACC for approval. HI will address the issues with the affected homeowner and get documents approved for the files.

The Fence request in 2020 has been completed.

John will look at the Web site to make sure that the necessary forms and process to request property changes are on the site.

From Eugene

42 Lot owners have paid their 2021 Dues.

Lillian and he are working on the Lien process for those homeowners who have not paid their 2020 dues.

From Sherryl

Sherryl is still in the process of getting updated emails from the CRHOA homeowners. She has 55 emails out of 91 homes. Those homeowners who only wanted to be contacted thru face book have received a request to provide emails as well. For the new homeowners and for those who wanted information hand-delivered or mailed to them will receive a letter explaining the need for emails.

From Homeowners

Homeowner stated that there was a drop off box at the county for filing documents.

Homeowner raised concerns of non-compliance issues and the need to enforce compliance. Jim addressed the issue stating that the non-compliance issues are an on-going problem and that the Board does try to stay on top of the issues. He thanked the homeowner for continued concern and providing the Board with specifics.

The meeting was adjourned at 7:40 p.m.