

January 9th, 2019
Board of Directors Meeting Minutes
Cedar Ridge Homeowners Association

Meeting came to order at 6:43 p.m.

Board Members present were Jim Bouchard, Lillian McGinnis, Sherryl Pfaff and Kirsten Russell. Guests included Barb Moberg and Eugene Pfaff.

The Board of Directors for 2019 are as follows: President, Jim Bouchard; Vice-President, John Sellmann; Treasurer, Lillian McGinnis; Secretary, Sherryl Pfaff; Newsletter Editor, Kirsten Russell.

John Sellmann was not present and therefore there were no minutes from the December Meeting

Per the request of the Board, the Board meetings will be on the Second Wednesday of the Month and the new start time of the meetings will be 6:15p.m. Meeting will be at the home of Sherryl Pfaff.

Lillian reported that the beginning December 2018 checking account balance was \$10,431 and savings balance was \$7,208.83. The ending checking balance was \$6,895.64 and ending savings was \$7,209.01 for an ending total of \$14,104.65. The Board approved the December Treasurer's Report.

Treasurer to send out 2019 Dues Notice and a copy of the 2019 Budget. A copy of the Dues Notice to be included in the Newsletter.

The Board appointed Eugene Pfaff Finance Committee Chairman to assist with the duties of the Treasurer.

The web site needs to be updated with list of new Officers, Newsletters for all of 2018, copies of Board Meeting Minutes for all of 2018, Procedures for Committees, and a Resource list.

The Board discussed non-compliance issues.

Received three letters from Homeowner and Jim responded to email dated January 2, 2019.

Per our CC&R's and By-Laws newly revised CC&R's can only be ratified by a yes vote of 51% of all homeowners and newly revised By-Laws can be ratified by a majority of those who vote. On May 12, 2009 the Board received 32 ballots to revise the By-Laws - there were 27 yes votes and 5 no votes, therefore the updated By-Laws were approved. However, the By-Laws were never recorded. To correct this oversight the Board voted to record the By-Laws that were approved in 2009.

On June 15, 2010 the residents of the Cedar Ridge Homeowners Association voted 64 to 6 to ratify changes to the CC&R's. Thanks to Board Members and homeowners, several mistakes have been discovered with the recording of the 2010 CC&R's. One of the issues is on the Title Page –

Declaration of
Protective Covenants, Conditions and Restrictions
Cedar Ridge Estates

However, in the upper left-hand corner Pierce County Recorded the CC&R's as Cedar Ridge Homeowner's Association. Another mistakes are on pages 2 and 3 under 3.7 Fences – the fence designs that were ratified were inadvertently replaced by a proposed fence design. To correct these issues the Board voted to record the CC&R's as ratified on June 15, 2010 that include the correct fence designs and the title name of Cedar Ridge Homeowners Association.

The Board asked that the Stewart Brothers be thanked for helping their neighbors in the Newsletter.

Meeting adjourned at 8:10 p.m.