

CRHOA Board Meeting Minutes of June 19, 2019

- Meeting was called to order at 6:22 p.m.
- Board members present were Jim Bouchard, Lillian McGinnis, Kirsten Russell, John Sellmann. Homeowners present were Barb Moberg and Eugene Pfaff.
- Minutes of the May 15, 2019 meeting were approved.
- Treasurer's report for May 2019 was approved. The beginning balance for Checking was \$11,661.06 and beginning balance for Savings was \$7,209.19 for a total ending balance of \$18,870.31. Total income since last reporting was \$220.06. A total expense since last reporting was \$288.82. Ending balance for checking was \$11,592.24 and ending balance for savings was \$7,209.31 for a total ending balance of \$18,801.55.
- As of May 10th, 64 lots had paid the annual homeowners dues for 2019, 21 lots unpaid and one lot owner had an outstanding lien due to date for 2019. Five board members are exempt from paying dues. Dues late notice letters to be mailed to affected lot owners.
- July 4th celebration will start meeting up at 11:30am, Joe Carl and Fire Department will be present, and supplies have been procured, except ice that will be purchased day of event. Receipts for supplies will be turned in after celebration. Enumclaw landscaping has been contacted to come out prior to celebration to tend to front entrance and retention pond area.
- The annual Spring clean-up on June 8th, Eugene Pfaff, Sean and Kirsten Russell moved broken rock from snow plowing in winter season off of nearby plant, cut back two dead plants that were diseased and dead from irrigation being broken, and cut rhododendron to remove blocked vision hazard. Barb Moberg cleaned storm drains. Homeowner cut back snowball tree near entrance at an earlier date.
- County along 112th agreed to trim trees from line of sight. They are unable to remove or cut weeds, brush or trees, unless they are rotting and pose a falling hazard. However, we can be put on a schedule to spray ivy.
- Front entrance, electrician was out and installed new lights and timer; discussed adding an additional plug. (Eric Whipple was selected to make the electrical repairs as requested by the Board.) In addition, Rain Pros fixed the timer control; irrigation system is back up and fully operational, both sides.
- Board received one letter dated 5/20/2019 that was discussed during an executive session post monthly board meeting and three emails concerning parking, noise and loose pets. Non-compliance issues sent via email were discussed.
- Parking along retention pond area, will keep watch and get quote from landscaper on possibly placing decorative stones, to further assess options to curtail issue. Noise, is a county ordinance, will continue to monitor situation. Loose pets, Pierce County would be next step, however, HOA is not authorized to engage, homeowner will have to file a complaint with County.
- Revision of CCR and Bylaws in the next 4 weeks.
- Notable web security, would be a \$125 annual fee to secure website; will revisit securing website if board decides to receive payments through it.
- Meeting adjourned at 7:10pm.
- Executive session called to order 7:11pm. Compliance - no other action's . Voted 4-0 regarding compliance
- Discussed letter dated 5/10/2019, reviewed CCR sections 4.2, 4.4 & 4.5; made some possible amendment notes to be assessed during re-write. Tabled changes.