

## CRHOA Board Meeting Minutes of July 24, 2019

Meeting was called to order at 6:26 p.m.

- Board members present were Jim Bouchard, Lillian McGinnis, Kirsten Russell, John Sellmann. Homeowners present were Barb Moberg.
- Minutes of the June 19, 2019 meeting were approved with corrections.
- Treasurer's report for June 2019 was approved. The beginning balance for Checking was \$11,592.24 and beginning balance for Savings was \$7,209.31 for a total ending balance of \$18,801.55. Total income since last reporting was \$1,276.06. A total expense since last reporting was \$636.86. Ending balance for checking was \$12,231.38 and ending balance for savings was \$7,209.37 for a total ending balance of \$19,440.75.
- As of the end of June, 72 lots had paid the annual homeowners dues for 2019, 13 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 (as of July 29<sup>th</sup>) to be mailed to affected lot owners with Payment due August 30.
- President reported no website issues. Web content to be updated as needed. President to check with Pierce County regarding streetlight timers and their inconsistent operation (on and off accuracy).
- The Board President and Vice-president are working on rewrites to the HOA By-laws and CC&R's for submittal by the end of year Annual meeting.
- Compliance Issues. A "cease and desist order" related to a roofing complaint and noncompliance issue was discussed. The noncompliant roof to be redone. The ACC to contact the Lot owner and determine compliance mitigation. John to send compliance issues to President. Jim received email related to compliance issues.  
A review and assessment to be checked out of the sprinkler system operation and possible parking obstruction issues related to a homeowner complaint.
- Secretary had nothing to report. Newsletter editor to check and review homeowner email addresses and update as needed. Next Board meeting September 18<sup>th</sup> at 6:15 lot 52.  
Elections committee chairman to be contacted to begin planning for next Board elections activity.
- Treasurer presented the monthly and quarterly treasury updates, both were approved. Treasurer had not received latest landscaping maintenance billing and had not received billing for the front entrance electrical repairs. Board approved payment to electrician for lighting repairs at front entrance. One outstanding check for \$10 issued earlier this year still not cashed by homeowner. Eleven lots with outstanding dues owing at time of meeting.
- July 4<sup>th</sup> Parade celebration very successful due to fire department participation and the Sumner Marching band with 123 members performing. Note: Homeowner suggested American Flag giveaway to honor next year (2020) 30<sup>th</sup> anniversary for our neighborhood.
- 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 7/6/2019. Non-compliance issues sent via email were discussed.
- Meeting adjourned at 7:53.