

Cedar Ridge Homeowners Board Meeting Minutes
February 2, 2021

Due to Board members schedules, there was not Board meeting in January 2021 – it was postponed to February 2, 2021.

Meeting came to order at 7:10 p.m.

The CRHOA had two openings for Board members for the 2021/2022 term. Sherryl Pfaff was the only homeowner who responded and her name was placed on the Ballot. She was elected to the two term. That left an open position on the Board and Jim appointed Eugene Pfaff to a one-year term. He will serve from February 4, 2021 to December 31, 2021. That being said the 2022/2023 elections will have four open positions on the ballot.

In attendance were Jim Bouchard, John Sellmann, Sherryl Pfaff, Eugene Pfaff Lillian McGinnis who Zoomed in.

The Board of Directors will be as follows for 2021.

Jim Bouchard will be the President

John Sellmann will be the Vice-President

Lillian McGinnis will be the Treasurer

Sherry Pfaff will be the Secretary

Eugene Pfaff will be the Sargent of Arms and Newsletter Editor.

Treasurer's Report:

As of November 30, 2020

Beginning Checking Balance was	\$9,915.00
Beginning Savings Balance was	\$7,210.33
Ending Checking Balance was	\$10,067.26
Ending Savings Balance was	\$ 7,210.39

As of December 31, 2020

Beginning Checking Balance was	\$10,067.26
Beginning Savings Balance was	\$ 7,210.30
Ending Checking Balance was	\$10,956.16
Ending Savings Balance was	\$ 7,210.45

9 lot owners have not paid their 2020 HOA Dues. A motion was made to Lien said lot owners and the motion was seconded; the Board approved the motion. Letters will be sent to said Lot owners informing them of the intent to Lien.

The 2021 Dues will be \$110.00 due on February 28th, 2021 and late fees will be assessed beginning on April 1, 2021. The 2021 Dues Notice will be mailed to all Lot owners.

Notable Web:

The 2020 Quarterly Treasurer's Reports, Meeting Minutes and the 2021 list of New Board Members will be sent to Notable Web.

Per Washington State RCW 64.38.90 and 64.38.065 Homeowner Associations must have a Reserve Account. The Reserve Account must be in a separate Bank Account, but in the name of Homeowner's Association. The Reserve Account is to fund major maintenance, repair and replacement of common elements, i.e., Mail boxes, Light Fixtures, Entrance Signs, etc. The funds may not be used for landscaping, sprinkle repair, etc. The Reserve account is 5% of the Association's Annual Budget unless that amount exceeds the Association's Annual Budget.

After much discussion, the Board approved the creation of a Reserve Account at Columbia Bank. 5% of the CRHOA Annual Budget is \$498.00. Based on the Association's bank balances, the Board approved a one-time transfer of \$4,000

into a Reserve Account; \$2,000 from the checking account and \$2,000 from the savings account. The amount of future deposits into the Reserve Account will depend on the Association's Annual Budget.

ACC Report

The was one Fence Replacement request. John will work with the homeowner.

John will provide a list of any non-compliance issues to Sherryl.

The Board received a request from a homeowner wanting to have chickens and Pigs on their property. Per the CC&R's Article IV 4.4 PETS: No animals or fowl shall be raised, or kept or permitted on any Lot except domestic dogs, cats and caged birds kept within the dwelling unit: provided such dogs, cats and pet birds are not permitted to run at large, be raised for commercial purposes or in unreasonable numbers. No such household pet(s) which is or becomes an annoyance or nuisance to the neighborhood shall thereafter be kept on any Lot.

The Board will continue to work on the CC&R's and By-Laws updates.

The Board Meetings will be Zoom meetings and will be held on the 4th Wednesday of each month. The meetings will start promptly at 7:00 p.m. and because of the time limits set by Zoom, the meetings will be 40 minutes long.

The Board of Directors need to have Lot Owner electronic contact information. This information will not be disseminated to any person(s) other than Board Members. For security reasons, the Zoom Meeting log in information will not be posted on Facebook and newsletters will no longer be hand delivered. A roll of 100 postage stamps costs \$55.00. Based on our current Annual Budget, the Board would have to increase the annual dues to cover the cost of monthly mailings of information.

The next Board meeting will be on February 24th at 7:00 p.m.

Meeting was adjourned at 8:03 p.m.