

Cedar Ridge Homeowners Association
Board Meeting of
September 29, 2021

Board Members in attendance

Jim Bouchard
Lillian McGinnis
Eugene Pfaff

Homeowners in attendance by Zoom

Barb Moberg
Diana Thompson
Zibby Simpson
Carol Rich

Jim

28 final notices to be sent to the homeowners for unpaid dues

ACC:

1 request for fence – same theme - Approved. ACC form is online and available. Trailer on lot is being address and will be moved in November.

Landscaping

Main entrance will be finished next week. Company had lost an owner and apologized for work not being completed. \$200 per tree after leaves drop. The Cedar bark layed at small pond entrance was not enough – 10 more yards needed. \$1,600 for landscaping.

Main entrance and small pond – trim cherry trees in September and week control - \$850.00 to \$1,000.

Lillian

September Beginning Balance in	Checking was \$14,838.52		
	Savings was \$ 5,210.84		24,049.51
	Reserve Acct. \$4,000.15		
Income was	\$245.07		
Expenses was	\$ 496.29		
September Ending Balance in	Checking was \$14,587.23		
	Savings was \$ 5,210.88		
	Reserve 4,000.18		\$23,789.29

The Board approved the March and April Treasurer's Reports

Lillian Reported that for 2019 – 1 homeowner had not paid Dues and had a Lien placed on property. House was sold and lien was satisfied.. 7 homeowners still have not paid their 2020 Homeowner's Dues

2020 – 6 homeowners had not paid dues and 3 homeowners were on a payment plan

2021 25 Homeowners had not paid dues

2 lots have paid partial payments and 5 lots have not paid.

She and Eugene are working the process of liens

New Business

__Member suggested the Board contact an attorney for CC&R's. Attorney is \$250.00 an hour

Front sprinkler head needs to be replaced – Jim and Gene to replace

Storage Unit payment due soon. \$210 quarterly.

Homeowner Questions

A question was raised regarding delinquent Dues and the answer is that the Board is working the process of Liens

A question was raised regarding several cars on a property. Jim to work the issue

There will be a neighborhood get together on October 9th cul-de-sac at 205th and 108th to talk to neighbors.

Meeting was adjourned 7:40 p.m.