

Cedar Ridge Homeowners Annual Meeting Minutes
December 28, 2020

Due to the COVID19 Pandemic the 2020 Annual meeting was a Zoom meeting.

Meeting started at 6:01 p.m.

Zoomed in participants were Jim Bouchard, Lillian McGinnis, Sherryl Pfaff, Karen Dale, Eugene Pfaff Barb Moberg and Zibby Simson.

Jim gave a short presentation the state of the neighborhood.

He stated that due to his travel to Connecticut there were several issues with Zoom connections, and hotspot issues which just couldn't get the Zoom meeting launched – hence December 28, 2020 was the first time he was able to have the meeting.

Due to the COVID19 stay-at-home orders there were only 2 Board meetings in 2020. One in January and the other in February. However, The Board did communicate via texts to handle several neighborhood issues that came up throughout the year.

The Board did have an Executive Zoom meeting wherein the Board approved the monthly Budgets and the 2021 Budget.

The major expenditures for the year were at the Front Entrance landscaping in July. The beds were weeded and beauty barked and trees were trimmed.

The entrance lights were vandalized and had to be repaired.

Several non-compliance issues were resolved – Boast were removed from front yards, a camper was removed, Metal roofing issue was resolved and debris on a front porch was cleaned up

There were 2 open Board of Directors positions for the 2021/2022 term. Only one name was on the ballot. The Board to appoint an additional member in 2021.

All Board meetings will be Zoom meetings in 2021.

Jim received several questions from homeowners and he was able to answer them prior to the Annual Meeting.

Karen Dale is the Elections Committee Chairman. She and Eugene Pfaff opened the Ballots. There were 13 ballots and all homeowners were in good standing. Sherryl Pfaff received 13 votes and was elected to the 2021/2022 term. Lillian made a motion to approve the elections and Jim seconded the motion. The Board approved the results of the 2021/2022 elections.

Lillian stated that 4 homes sold in 2019 and 4 homes sold in 2020. 11 lot owners were past due in paying 2020 homeowners dues. One lot has a lien. Lillian stated that she was not able to place a lien on the 11 lot owners as the Pierce County Annex was closed due to COVID19. A homeowner stated the county never stopped processing liens. Lillian will contact the County for information.

Prior to the Annual Meeting a homeowner requested a 5-year financial accounting. The President stated that it is up to homeowners to do their own review as all financial documents are available to them.

Lillian stated that in 2016 ten thousand dollars was transferred from the savings account to the checking account for the installation of the new mail boxes. In 2017 five thousand dollars was transferred from the checking account to the savings account which the savings account then had a balance of \$7,200.

Due to Zoom constraints the meeting ended promptly at 6:43 p.m.