

## Cedar Ridge HOA May 2022 Meeting Minutes

Date: May 11, 2022

Start 5:59

End 7:15

Location: Lot 46

Board Members Present: Board members Present: Travis Weber, Erynn Marlar, Carolyn Fry, Diana Thompson. Lillian McGinnis

Residents Present: Barb Moberg in person. Carol, Randy, Zibby Simpson via google meet

June Meeting scheduled for June 8 at 6:30 pm Lot 74

Meeting Minutes: April approved pending typo corrections. March meeting minutes approved.

Agenda: Approve meeting minutes. Address homeowner questions and concerns. Discuss ongoing HOA business and compliance issues.

Non-Compliance: 2 noncompliance issues addressed. 2<sup>nd</sup> notice for noncompliance issued. 1<sup>st</sup> notice for noncompliance issued.

Homeowner Questions and concerns: Request for financial audit is pending due to scheduling. Homeowner submitted letter to President and Secretary. Homeowner informed us of a way to get ahold of Fir Ridge HOA (i.e scheduling safety meeting).

Treasurer Report: Print out of account balances provided to board members as well as quarterly report. Reports reviewed. Quarterly report approved. 2021 income tax has been filed. Open discussion regarding the frequency of how the storage facility is paid, following with approval to move to pay annually instead of quarterly and setting up an online account with autopay option. Expense report reviewed. Annual dues reviewed: 2022 5 waved, 22 outstanding as of 4/22. 2021 6 outstanding (2021 will be audited), 2020 2 outstanding. 2019 has now been paid in full.

President Report: Courtesy visits regarding outstanding dues and non-compliance issues have been completed. Policy and Fine schedule presented.

Policy and Fine schedule:

Homeowner Concerns: Needs to be approved by neighborhood.

President Response: A copy of the schedule will be furnished to all residents. State RCW 64:38:28 section 11 as well as Cedar Ridge CCR 4:11 states in short: ability to have policy and fines is already approved within the by-laws. The HOA board must approve the policy and fine schedule, all residents must receive copy. Policy and Fine schedule will be in affect within 30 days of residents receiving copy.

Homeowner Concerns: What are the date ranges that will be used regarding days to comply.

President Response: Range Provided. 1<sup>st</sup> notice 15 days, 2<sup>nd</sup> additional 15 day. 3<sup>rd</sup> notice will issue hearing with resident at next HOA Meeting whenever that maybe scheduled.

Motion is approved pending time frame being added into policy.

VP Report: Policy and fine schedule has been reviewed. Will contact FB directly to take control of HOA FB page.

Secretary Report: County Representative notified of issues happening behind middle school. Need to revise plot map due to incorrect lot numbers and addresses. VP will take care of this. Sign cleaning delayed due to injury of vendor. More landscape companies have been contacted regarding entry way. Will contact county for street sweeping and to address concerns regarding ivy on tress, long dry grass needing to be cut for the 4<sup>th</sup> of July.

Sargent in Arms Report: Newsletter discussed. Will add classified section, yard of the month, and continue with monthly recipes.

Committees: Yard of the Month committee now has members, Dave, Jonnie and Chris! Welcome Committee has delivered 6 bags. Election committee: Potential member identified. Will reach out.

Events: Spring Clean up scheduled, flyer provided. 4<sup>th</sup> of July: Need to secure band. Reach out to local law enforcement for participation.