

## Cedar Ridge HOA August 2022 Meeting Minutes

Date: August 10, 2022

Start 6:17

End 7:43

Location: Lot 76

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

Residents Present: Barb Moberg in person. Google Meet: Carol Rich

September Meeting scheduled for September 14th 6:00 pm Lot 46

Meeting Minutes: July approved, pending typo corrections.

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

Non-Compliance: 13 noncompliance notices issued.

Correspondence: Two received. 1 being a response to a non-compliance notice. 1 with questions regarding non-compliance.

Parade overview: Parade was great. Thank you to Fred Meyer, Fire Department, car clubs and event committee member who arranged the event. Event committee will return goods. Expense request submitted.

Homeowner Questions and concerns:

Question: Front Entrance. Concern regarding watering of landscaping. Answer will be issued in Secretary Report.

Question: Non-Compliance, request clarification on policy. Do we stop by or send letters. Answer: Both. 1<sup>st</sup> and 2<sup>nd</sup> notices are issued as they have been in the past. 1<sup>st</sup> has 14 days to correct before 2<sup>nd</sup> is issued. 2<sup>nd</sup> has 14 days before 3<sup>rd</sup>. After 3<sup>rd</sup>, as current policy stands, the cycle begins again. The only power the board has as far as enforcement is regarding landscaping.

Question: What about cars? We have requested cars be moved citing 4.2-yard damage. We cannot legally tow. Only legal option is to request cars be moved to street. We will investigate county restrictions on how long a car can be parked on the road and find out how the county addresses parking on the road. We will be sending out a new fee scheduled in the coming weeks.

Question: Animals, specifically cats. Answer: Animal Control should be called.

Question: Regarding letter turned in last month, stated it had request to meet directly with homeowners. Answer: This is an oversight on our account. Most if not all issues have been addressed

over the past months. We do however have no issue meeting to discuss these in person. Will arrange a meeting.

Question: Letter given regarding financial audit. Answer: Handwritten answers have been provided on all but two issues which are being investigated.

Question: How many rentals. Answer: 3

Homeowner expressed frustration on how time consuming the process of making appointments and submitting questions. Delays in receiving answers. Request an email update regarding delays. Answer: All financial books are available at all meetings. President acknowledges delays and agrees to email update regarding delays.

Statement: Reminder that its near time to park trailers/RV behind fences. Response: Will include in Newsletter.

Treasurer Report: July reports approved. No new incoming bills aside from power. 1 Covid check outstanding: Travis will reach out to homeowner. Outstanding dues: 16 outstanding for 2022. 3 outstanding for 2021 and 3 outstanding for 2020.

Financial audit rules-tabled till next time.

President Report: Noncompliance, compliance issues are being reviewed. Zelle account established to pay dues. This is a temporary account to help assist in collecting outstanding dues. Statements still need to be sent out regarding overdue dues. Will propose purchasing a HOA QuickBooks software or Special HOA program to better track HOA finances, collect dues, issues statements electronically etc the annual meeting. It was decided to start a new FB account rather than continue to purse FB to give ownership of old page to us.

VP Report: New design as well as purchase options for some new meeting/info signs, pending. Will create new FB page. Provide link or QR code in upcoming newsletter. Cleaned the sign!! Can also provide Zelle QR code in Newsletter/s.

Secretary Report: Finally found a landscaper. Arrangements made. Talked about possibility of landscaping budget including upkeep of easements along 112<sup>th</sup>. We continue to work on getting the sprinkler system to work correctly. The water is on, but the system is not running as it should be. As it stands this is a work in progress.

Sargent in Arms Report: Newsletter discussed. Will include the need for volunteers for CCR re-write committee. Reminder for boat/trailer parking. Election chair still needed. Reminder we are not to have chickens. Thank you for the parade. Possibly QR code for dues.

Committees: Yard of the Month committee issued August winner, lot 67.

Events: Garage Sale August 13-14 Sat/Sun 10-4. Need 5 new signs. Post on Craigslist, FB and post signs on 214<sup>th</sup> and 112<sup>th</sup>. Tabled Safe Streets safety meeting. Still waiting for date commitment for Fir Ridge. Prospective date 8/19

Election committee: Pending chair. Will reach out to more people, obtain/define job description.

ACC committee: Discussed form reform to include paint swatch. 2 requests received and approved.

Welcome committee: new owner lot 38 September. Lot 63 is for sale.

Executive meeting to discuss non-compliance scheduled for 8/10 at 8:00 LOT 58