

Cedar Ridge HOA November 2022 Meeting Minutes

Date: November 9, 2022

Start 6:05

End 8:20

Location: Lot 74

Board Members Present: Board members Present: Travis Weber (started virtually and joined in person), Erynn Marlar, Diana Thompson, Carolyn Fry, Lillian McGinnis (virtually)

Residents Present: In person: Barb Moberg, Julie Summers,, Silvia Cook , Scarlet Taft, Google Meet: Zibby Simpson

December Annual Meeting scheduled for December 10th 10am -12 pm at Bonney Lake High School. Board meeting cancelled, due to annual meeting.

Meeting Minutes: October minutes approved, pending typo corrections.

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

Treasure Report: October treasure report approved. 3 homes sold.

Dues outstanding: 2020 has two outstanding dues 2021 has four outstanding 2022 has 12. Statements sent out in September. President to follow up.

President Report: Working with attorney for clarification on ccr review. Process to establish digital payment process, continues. Reaching out regarding past due dues.

Vice President Report: Annual meeting location confirmed for BLHS. Need to complete application process and deposit. Will include directions in newsletter and/or ballot. Will submit reimbursement for cost incurred for facility rental.

Secretary Report: One compliant complaint received. Rain Pros Final invoice also received for winterizing.

Sargent in Arms Report: 4 of 91 responded to having newsletter delivered via email per survey earlier this year. Discussed posting to website only. President comments that they are currently uploaded to website as well as being delivered to residents homes.

Motion made to deliver newsletter digitally only. -motion tabled

Homeowner Comments: Home delivery increases chances of reading. This is the HOA voice, way to communicate to neighborhood.

Committee:

Election: No running board member can be part of the committee. Attorney review notes several short comings in current policy above and beyond current policy not being valid (since it is not signed). We have two volunteers for counting ballots. Erynn Marlar has submitted to run for a two-year position, this was approved.

ACC: Request for fence approval. This has been tabled for further investigation.

Homeowner comments: Policy is available on website on how to proceed with this. Stop order can be served.

President notes: Current policies are null because they are unsigned.

Homeowner comments: Do we need to have a petition for the HOA board to stop use of attorney?

President notes: Attorney has done a consult only. This has been for legal protection.

Homeowner comments: Is attorney on hire?

President notes: Attorney has only been hired for a consult, 1 hr billed as of November.

Adopt a Road: County picks up one to two times a week. Asked county for no dumping sign, county has not responded. Needs help picking up trash along road. Zibby offered to assist.

Safe Streets: Rhody Park had a incident. Street lights on 112th are on the agenda for 2022-23 per county rep.

Executive meeting scheduled at lot 46 8:30 pm 11/9/22

Homeowner notes: A lot of divide in the neighborhood. We need to come together. Better communication. Board agrees.

Homeowner questions: Status of financial review. States its been 6 weeks. Documents provided at review. Homeowner request copies. This will be provided in the upcoming weeks.

Homeowner questions: Landscaping cost. Board produced 1st landscaping invoice per homeowner request. Question brought up again on why HOA paid for easement cleaning. Board stated, again, a CCR interpretation error occurred. The guidelines have been reviewed again. Our error is recognized, and the board will not be maintaining easements going forward.

Homeowner notes: Annual meeting should include how many noncompliance complaints received, notices serviced and how many corrected.

Present homeowners and board discussed at length fees, fines and use of attorney.