

Cedar Ridge Homeowner's Association  
Board Minutes of March 13, 2019

Meeting was called to order at 6:20 p.m.

Board Members in attendance were Jim Bouchard, Lillian McGinnis, Kirsten Russell and Sherryl Pfaff. Homeowners present were Gene Pfaff and Barb Moberg

The February Treasurer's Report was approved.

Beginning Checking Balance for January was \$6,895.64 & Savings was \$7,209.01. Ending Checking Balance for January was \$7,111.11 and Savings was \$7,209.07

Beginning Checking Balance for February was \$7,111.11 and Savings was \$7,209.07

Ending Checking Balance for February was \$9,795.84 and Savings was \$7,209.13

Lillian filed the WA State Corporation Annual Report. Changes to the report included the names of the newly elected officers and the registered agent to Jim Bouchard. The cost was \$10.00.

The CRHOA Tax Return for 2018 to be mailed by May 15, 2019. CRHOA has zero taxes due.

The lights at the front sign are out. President to contact electricians to get bids for electrical repairs at the Front Sign.

The rock at the Front Entrance was shattered by the county snowplowing efforts. The Rock pieces will be redistributed throughout the flower beds.

Jim to work with Gene Pfaff in getting up-to-date documents for Notable Web. Jim will send newly filed CC&R's and By-Laws to Notable Web for CRHOA web site.

Homeowner was approved for new siding above garage and paint revision.

Secretary received correspondence from Homeowner concerning non-compliance issues and request for documents. Received new address and contact information from Property Management Firm with regards to the rental properties in CRHOA.

Received correspondence from Rain Pros, Inc with regards to pricing of startup of sprinkler systems. Jim and Gene agreed that they would turn on the sprinklers when it's time to do so. Rain Pros would only winterize the system in the late fall.

Received correspondence from homeowner requesting correct mailing information to pay annual dues.

Street Clean Up will be June 8<sup>th</sup> at 10:00 a.m. To meet at the small pond at 203<sup>rd</sup> and 112<sup>th</sup>.

6 non-compliance letters were sent to homeowners regarding Garbage & Trash, Boast and Trailers. Update to be provided at the April Board Meeting.

A homeowner sent a letter to the Board with regards to non-compliance issues concerning vehicles on homeowner's properties. The Board discussed this issue at great length and per the current CC&R's Article 4.3 VEHICLES. – There is no stipulation with regards to parking cars on one's property. This issue will be readdressed with the re-write of the C&R's and By-Laws.

The Board also discussed the Garbage and Trash containers visible from the street and adjacent properties.

31 homeowners are non-compliant with regards to their Garbage and Trash containers visible from the street.

Per the CC&R's 4.5 GARBAGE and TRASH. - No Lot shall be used to maintained as a dumping ground for rubbish. Trash, garbage and other waste shall be kept only in clean sanitary containers properly screened and shielded from adjacent properties. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. No trash, refuse pile, vehicles, underbrush, compost pile or other unsightly growth or objects shall be allowed to group, accumulate or remain on any Lot so as to be a detriment to the neighborhood or become a fire hazard. The Board will address this issue again in the re-write of the CC&R's and By-Laws.

The Board requested Kirsten to publish article regarding Garbage Can non-compliance issues.

Kirsten reported that Newsletters to be hand delivered are down to 30 copies.

April Board Meeting will be on April 10<sup>th</sup> at 6:15 at the home of Sherryl Pfaff

Meeting adjourned at 7:45 p.m.

Respectively Submitted by Sherryl Pfaff