

Cedar Ridge HOA September 2022 Meeting Minutes

Date: September 21, 2022

Start 6:00

End 7:45

Location: Lot 46

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

Residents Present: Barb Moberg in person. Google Meet: Carol and Randy Rich, Zibby Simpson

October Meeting scheduled for October 11th 6:30 pm Lot 58

Meeting Minutes: July approved, pending typo corrections.

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

August meeting minutes approved pending typo corrections.

Treasure Report: Treasure report approved. August expenses are power, newsletter, National Night Out and landscaping upkeep. September bills will include the water bill and three insurance policies as well as landscaping upkeep.

Dues outstanding: Last month's July outstanding dues were incorrectly stated. 2020 has two outstanding dues 2021 has four outstanding 2022 has 16.

Homeowner question: When do we submit the quarterly financial report to the homeowners?

Answer: Annual prediction is due in October for 2023.

Homeowner comment: Follow up for paperwork submitted and received in previous HOA board meeting regarding scheduling a meeting. Answer: This is pending for the 25th.

Homeowner question: What are we doing regarding outstanding dues? Answer: We have been sending out statements since that has begun. We have been able to collect two payments and one payment schedule has been created. Final notices will be issued and sent. The statute of limitation is six years. Our goal has been to use a more personal touch approach in lieu of burning bridges and not being able to collect dues due to liens.

Homeowner concerned voiced regarding payment of fines: If we can't collect dues from people how are we going to collect fines? Answer this will be addressed in the fines and fees schedule.

Noted: We have to have 47 good standing homes to vote on any CCR changes.

Homeowner proposes: Need to manually water front entryway. Requests hose and sprinkler volunteers to take care of it for three weeks. Answer: We have no problem with volunteers helping out. Erynn will supply the hose and sprinkler.

Homeowner question regarding why did the HOA funded cleaning two resident easements. Answer: If a homeowner makes improvements to an easement, then they are responsible for it but if there is a new owner then the HOA is responsible for that. It's a very gray area in our ccr's. This is another reason why a ccr's rewrite is important so that we can have clear guidelines to follow.

Homeowner asked: How much did the HOA pay to clean these areas. Answer: We will have to talk to the landscaping company. We had all of the areas bid as a whole and not individually.

Homeowner question regarding review of financials: We had stated in previous HOA meeting that Lillian our treasure would answer. Also noted that many of the questions were not answered or answered with not on prior board. Also notes that we did not honor the time schedule we said we would (14 days). Notes we should have better communication. Answer: We will honor note to time and will make sure to communicate any delays going forward. We will also re-review the financial review questions to answer more thoroughly.

President Report: President proposes that we send our current CCR's to an attorney to review and refine. The cost would be a standard fee of \$850-\$1250. He would also like to submit any changes that we want to create to the CCR's. The CCR's were last reviewed in 2019 but those were not filed. Are CCR's were last filed in 1992. They should be reviewed every 10 years. In lieu of having a rewrite committee is hoping that we can just receive residence request for changes in CCR's via email. These request can then submitted to the attorney to confirm they would be legal. Once they are confirmed as legal we then can vote, as residents, as to which we would like to implement into our CCR's. President notes that he is concerned with the legality of our current CCR's. Notes an example regarding antennas the FCC passed the law in 1996 that prevents us from not allowing them. Having a contracted attorney, that will bill for monthly use only, will be a beneficial resource in helping with things like liens and amending ccr's . Company proposed: Hanis, Irvine and Prothero. President, also notes that in speaking with the attorney has learned that we can do the election committee ourselves it does not need to be a completely separate committee from us.

Homeowner question: Requests that we confirm the attorneys use. President answer: Re-summarizes above.

Homeowner question; Where would we submit desired changes to CCR's. Answer: They can be emailed to any board member, handed to any board member or mailed to the HOA post office box.

Homeowner comment regarding elections committee: The committee was taken away from the board years ago, it was approved by the board in one of the monthly meeting minutes.

Motion to hire attorney for review is approved.

Vice President report: A Facebook page for our neighborhood has been created it will be updated regularly. It includes a private group for private information.

Secretary report: Both the president and I receive correspondence regarding the easements on Lot 38. The president has been working with Invitation Homes to clear out easement area. We also received email correspondence regarding property lines for Lot 69. The lots were surveyed, and the property markers are different than where the fence lies. Residents have been notified that the HOA has nothing to do with property lines and we can only approve the fence construction once it's submitted to the ACC for approval. Via mail we received a notice regarding an upcoming event at the local fire department.

Secretary notes need to hire professionals to address sprinkler issues. Our ongoing work is not able to resolve these issues. Board discusses allocating additional funds from our contingency up to \$200 to help our fund having Rain Pro or other sprinkler company come out to do the repair.

Srgt in Arms report:

- Yard of the month committee recognizes Lot 68 the Crosby household as the winners of September yard of the month. Dave, yard of the month committee chairman, proposed we give out gift cards going forward instead of tools and a plant.
- Welcome committee: We have one lot pending sale. No new homeowners this month.
- Cleanup committee: Event scheduled for October 15 10 to 2. Committee will work on buttoning up common areas for winter, cleaning mailboxes, Street drains, road litter.
- Safe Streets committee: Proposes we do the meeting held this year with Fir Ridge annually.
- Elections committee: We still do not have an election chair volunteer. Board will continue to review prior HOA meeting minutes as well as address issue with attorney during review. Flyers need to be sent out addressing three open positions.
- Annual meeting: Location options dates and times discussed.

Homeowner question regarding non-compliant issues: Are sending out notices all we can do?

Answer: Yes, as far as we understand, unless it regards landscaping. This is also part of why we need the attorney to review help assess what we can send out and how to put things into play, fine schedule, legally.

Homeowner question: Once fine schedule is approved and mailed to residence will the noncompliance notices have to start over? Answer: Attorney has confirmed yes. It would be a good faith gesture.

Board has 16 non-compliance notices pending.

Executive meeting scheduled for 9/21 at 7:45