

Cedar Ridge Homeowners Annual Meeting

December 5, 2021

The meeting was a Zoom meeting and it started at 6:33 p.m.

Board members in attendance were Jim Bouchard, John Sellmann, Sherryl Pfaff, Lillian McGinnis and Eugene Pfaff

Homeowners who zoomed were, Karen Dale, Joanie Davie, Barb Moberg, Diana Thompson, Randy Rich and Carol Rich

Jim thanked everyone for attending or zooming in. He stated that the Board received correspondence from homeowners - many of the issues were addressed and the remaining will be turned over to the newly elected Board for response.

Jim is getting bids from landscaping companies for trimming the Cherry Trees at 112th and 203rd

He stated that the Election Ballot for the term of 2022/2023 sent out in October was cancelled due to lack of perspective candidates. A new Election Ballot was sent out in December.

Karen stated that the Election Committee received 35 ballots. One Ballot was not opened because of non-compliant and One ballot not opened because the Ballot was received several days late.

Gina Beal received 23 votes

Carolyn Fry received 22 votes

Travis Weber received 22 votes

Joanie Davey received 19 votes

Lillian McGinnis received 12 votes

Erynn Marlar received 12 votes

Diana Thompson received 8 write-in votes

Karen stated that the new Board of Directors for the 2022/2023 are Gina Beal, Carolyn Fry, Travis Weber and Joanie Davey.

Sherryl made a motion to ratify the Election and John seconded the motion, the Board unanimously voted to ratify the election results. Sherryl will notify the winners.

The Board will set up a transition meeting with new Board members the week of December 13th. This meeting is for outgoing and incoming Board members only.

Eugene reported that there were still 18 homeowners that have not paid homeowners dues.

Lillian – Treasurer’s Report.

- * The Annual report was sent to the Office of the Secretary of State.
- * US Income Tax Return for the association for the 2020 was submitted to the I.R.S.
- * 5 homes were sold in 2021
- * Dues notices were mailed out, payments were collected, recorded and deposited into the checking account. Late notices were sent out by letter or email.
- * Bills were paid and monthly bank statements were balanced under dual control with COVID-19 restrictions. Quarterly reports were approved and posted on the WEB site.
- * The largest expenses continue to be Insurance, HOA Storage Landscaping and Power.
- * Numerous committees such as Events were under budget as COVID restrictions were still in place this year.
- * Newsletter was transitioned to email notifications
- * Office supplies have been depleted.

The Board will work with the newly elected Board members on the 2022 proposed Budget.

The HOA accepts checks for payment of dues, we do not except credit cards. Most banks have free bill pay. They will send a check to anyone. You can use Zelle

The Board needs email addresses.

The November Treasurer’s Report

Beginning Balances:

Checking	\$10,625.98		
Savings	\$ 5,210.92		
Reserve	\$ 4,000.21	Total	\$19,837.11

Income	\$ 891.57
Expenses	\$ 716.78

Ending Balances

Checking	\$10,800.70		
Savings	\$ 5,210.96		
Reserve	\$ 4,000.24	Total Balance	\$20,011.90

The Board approved the November Treasurer’s Report

Lillian to transfer \$500.00 from Checking/Savings Accounts to the Reserve Account.

Eugene reported that there were still 18 homeowners who have not paid dues. Jim will send out last and final Intent of Lien letters

Homeowners:

Question: Who counted the ballots

Answer: Karen Dale and Eugene Pfaff

Question: Who cut the trees along 205th

Answer: The Board members did not approve money for action and did not know who cut the trees

Question was asked concerning an Audit

Answer: The Audit was to be conducted if the Association was to be dissolved. Since that did not happen and due to the extreme cost, the Board decided to refer the Audit to the Newly elected Board.

Question: What was the cost of landscaping at the Front Entrance Costs.

Answer: The cost was \$2,516.20

Homeowner requested a copy the Year-to-Date Income/Variance Report.

Lillian agreed to send a copy by e-mail to homeowner.

Homeowner wanted to thank the neighbors for the various activities this past summer and fall... the Meet and Greet, the Parade, etc.

The meeting was adjourned at 7:10p.m.

**Addendum submitted by Barb Moberg via email 11/9/22

The board asked homeowners for questions or comments at the end of the annual meeting. I asked two questions. One was answered at the meeting. The other was ignored. I asked twice and the board ignored the question and gave an answer to a question I did not ask. The following is what was actually asked and the boards answer. I asked the following question. In October I sent an e-mail to the board requesting to look the books. We had not seen anything from the board in 2 years. I read the board the reply I had received from them. Attached is the reply. The board stated they did not send the books to be audited after they stated that was the reason they were not available to be viewed when I had asked to look at them. My second question was if they did not turn the books over to the insurance company to do an audit why did they not contact me to review the books as the board stated it would in the email they sent me. The board did not answer my questions. I asked the board my questions again, they refused to answer my questions and then moved on. The following can not be used in the minutes. Just a clarification of what happened next. After the meeting I sent another e-mail to the board requesting to look at the books. I did this the first week in December. On December 31st, three weeks later, I received an e-mail from the board stating they had received an e-mail from me. They did not acknowledge what the e-mail was about and did not offer any explanation on how to view the books. This is actually what happened and not the boards version of the meeting.