

Cedar Ridge HOA September 2023 Board Meeting

Start: 6:28

End: 7:35

Location: Bonney Lake Library

Board Members Present: Travis Weber (via google meet for the first couple minutes of meeting and in person for the rest), Carolyn Fry (via google Meet), Diana Thompson, Erynn Marlar

Residents Present: Barb Moberg, Jerry Rhodes. Google Meet: Zibby

Guests Present: Charlie House

Next Meeting scheduled for October 9th ,2023 6:30 pm Bonney Lake Library

Meeting Minutes: August minutes approved, pending typo corrections.

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

Executive session scheduled for after meeting to discuss liens and non-compliance, if time allows.

President's report: Saving interest is back to normal. Insurance policies have been reviewed; they will save us money. Policies are paid annually. The website host is still unable to resolve web issues. The calendar will remain down. Important dates, like meeting etc. will be posted directly to the page. Dues demand letters have been sent. 2021 and 2022 will be issued demand letters by our attorney. This cost will initially be paid by the HOA but charged back to the homeowner with past due, dues. We have received 2 board member invitation responses. 1 no, 1 yes. Discussed duration of position. Whether for the duration of this calendar year and then they could run for the next year. The positions that are open, Secretary and VP, are two-year terms which will end at the end of 2024. President will meet with treasure to work on year-to-year comparison and create a budget proposal for next year. Secretary questions possibility of raising dues? Discuss increasing costs etc. Budget review will shed light on if this is necessary.

Homeowner request elaboration regarding dues letters: We, the board, have sent letters requesting payment. President will engage with HOA attorney to send demand letters and proceed with the lien process.

Homeowner question: Don't we have savings? Answer: Yes, we have savings.

Homeowner question: Is a change of dues an election issue? Answer: No, it is not an election issue. The board assess and provides information to the homeowner.

VP Report: New website, pending. FB: added Carolyn and Diana as moderators. Working on way to be able to pass the FB account to the next board.

Homeowner questions: Can we do a calendar through FB. Answer: Yes we should be able to do that.

Treasurer's Report: July financial report given and approved. Dues report: 2023: 7 outstanding, 2022: 4 outstanding, 2021: 1

Secretary's Report: No new news to report. Will schedule sprinkler winterization.

Sgt At Arms report:

Newsletter is being posted on website monthly. Emailed two people as requested. Discussed adding an about section for people who want to run for the board. Will add reminder about quorum. Announce the candidacy of Travis Weber.

Yard of the Month: Committee chair and member still needed. Travis and Carolyn will fill in until volunteers are found. Lot 7 will be the Yard of the Month. October (best decorated house) winner will select, and sign placed the day before Halloween.

Safe Streets: Contacting school board pending.

Clean up: October 21 proposed.

Landscaping Procedures: Pending

ACC: In follow up to lot 76 mentioned at last meeting, yes form is on file. A homeowner followed up on garage painting, stated this was preapproved by prior board.

Neighborhood Welcome Committee: No new neighbors to welcome.

Events: Christmas Parade W/Fir Ridge.

Annual Meeting: November 4th location BL Highschool.

Elections Committee: Jerry presents and submits annual ballot draft, will add Travis Weber as candidate. Will amend no current candidate. Ballot approved pending fixed date regarding time window. Procedures approved and will be updated on the website.

Homeowner: Would like to send in email input regarding "secret ballot". Jerry answers: Please send the elections email. Discuss the risk of having a problem with election timing if we hold the ballot to make additional changes. Discussion ensues regarding how a ballot is secret and why. Jerry inputs that the candidates do not see the actual votes. Per procedure the board provides a list of those who are approved to vote. The committee processes, collects and keeps the ballots.

CCR Committee: Jerry confirms he received input from homeowner. Made changes to procedure. Requests review and feedback.

President reminds everyone that only board members speak on behalf of the board. If homeowners have questions, they should attend meetings, review minutes or contact the board directly to avoid miscommunications.

Responded to letter from homeowner. (See homeowner submission)

- Fines policy has been tabled due to homeowners' expressions of not wanting such a policy in place. We would however like to move forward with it, but have focused instead on collecting past due, dues balance and other board business.
- Board meetings have been moved to the library.
- Street lighting has been looked at. The board has contacted the landscaper to review. Will send out courtesy letters to homeowner/s regarding lights.
- The board is happy to meet with anyone, we simply requested that, if possible, it be done during a board meeting or after.