

## Cedar Ridge HOA October 2023 Board Meeting

Start: 6:31

End: 7:46

Location: Bonney Lake Library

Board Members Present: Travis Weber, Carolyn Fry, Diana Thompson

Residents Present: Barb Moberg, Svetlana. Google Meet: Zibby

Next Meeting scheduled for November 13<sup>th</sup>, 2023 6:30 pm Bonney Lake Library

Meeting Minutes: September 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 noncompliance if time allows.

President's report: Dues demand certified letters have been sent for 2022. Ballots have been mailed as of 10/6 for the 2023 election. Election procedures have been posted on the website. Someone will post on FB a reminder about ballot and quorum.

VP Report: New website, pending. FB: Working on way to be able to pass the FB account to the next board.

Treasurer's Report: August financial report and 3<sup>rd</sup> quarter report given and approved. Dues report: 2023: 7 outstanding, 2022: 4 outstanding, 2021: 1

Homeowner question: Is the insurance for an entire year? Answer: Yes

Homeowner question: Fee for Website? Answer: 120.00 annually, 30.00 for web address. Both are billed annually.

Homeowner questions: Water bill is high. Answer: Yes, we have noticed that as well. The sprinkler system has been checked for leaks. Will continue to investigate.

Homeowner questions: How does billing for landscaping work. Answer: 95.00 per visit, generally 2x a month during summer otherwise it is as needed.

Secretary's Report: No new news to report.

Sgt At Arms report:

Newsletter is being posted on website monthly. Emailed two people as requested. Will add reminder about election, quorum etc.

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 be decided right before Halloween.

Safe Streets: Received report regarding odd car. Also received a report about person riding dirt bike in the neighborhood. A Safety Alert was sent. Also received a report regarding dogs loose in the neighborhood, will send noncompliance notification.

Clean up: October 21 scheduled. Will pick up equipment. Plan is to clean drain, mailboxes and along 112<sup>th</sup>. As well as possibly removing rhody blocking street view.

Landscaping: Procedures pending. Rhody blocking road visibility will either be removed during neighborhood clean up or by landscaper. Will bring up at annual meeting need for possible front entrance revision. This would ultimately be handled by the landscaping committee and new plan proposed at the 2024 annual meeting.

ACC: Forms received have been approved and returned.

Neighborhood Welcome Committee: No new neighbors to welcome.

Events: Christmas Parade W/Fir Ridge. Will contact board for date.

Annual Meeting: November 4<sup>th</sup> location BL Highschool.

Elections Committee:

Homeowner questions: Invitations sent to join board. Answer: We have been waiting for responses. For those who we have heard back from we are waiting for them to formally accept as well as establish what time frame they are willing to serve.

Submissions:

- \*Ultimately the time they accept is great. Through the term or even the end of the year would be great.

- \*Has not been high on priority list, still waiting to do it. Have been focusing on other areas, like dues collections. Fine and fees are something we want to revisit.

- \*We are enforcing within parameters given. We continue to do so, so no board loses the ability to do so.

- \*Read at annual meeting. Emailed 1/18/23 as well as 2/1/23

- \*Annual meeting minutes, we did drop the ball, they were missing attendee information and did not email per request.

- \* We read every letter received.

- \*Noncompliance is addressed during executive session.

- \* Jerry is not present today to answer. President answers: Committees in general can be under 2. The election committee requires 3 per written procedure.

- \*We follow Roberts Rules, board does not want to limit homeowner input.

- \*Balance of submission will be deferred directly to elections chair.

Homeowner Questions/follow up: Meant meeting policy regarding time, not board.

Homeowner Request: 10 minutes to speak at annual meeting.

Homeowner Questions: Newsletter regarding dates for submission. Answer: discussed dates.

Homeowner Questions: Do we have an attorney to do the liens letter? States we should discuss at the annual meeting. Answer: President brought up in September and spoke at previous annual meeting expressing the importance of using an attorney.